

Gosford Alive/

Stage 1 Development Application/

Architectural Design Report/

1st June 2020/

Amendments in Rev: E/

Amendments and refinements in the proposed masterplan, in response to CoGDAP, RMS, and DPIE comment, including:

1. Tower envelopes improved as follows:

- a. Envelopes tightened and reduced, so as to reduce perceived bulk & scale, especially from Kibble Park
- b. Tower 1 envelope reduced in height by 17m.
- c. Tower 5 envelope reduced in height by 26m and stepped down towards Albany.
- d. All envelopes stepped to codify top building form articulation into the envelopes
- e. Towers 1 & 5 articulation adjusted to present more vertical proportion

2. Podium envelope height increased by 1 storey (to RL 31.0) to better respond to Albany st existing built form

3. Commercial areas significantly increased – now covering podiums of Buildings 1 & 2 and providing activated frontages all around, then transitioning to SOHO under podiums 3&4, then into townhouses.

4. Street activation improvements, including:

- a. (SOHO & townhouses) continued along the full length of Donnison and around onto Albany.
- b. All street frontages are now fully activated
- c. Shared street and pedestrian link frontages also activated
- d. All carparking is now sleeved from public view
- e. All SOHO and townhouses provided with min 2.5m private terrace.

5. Public Domain landscaping within the site improved and updated, including:

- a. Improving the “civic” qualities of the Henry Parry Drive frontage
- b. Providing for future access directly across Henry parry Drive through to the shared link.

6. Street landscaping improved and updated, including:

- a. Removal of planted median strip on William St as requested
- b. Removal of all existing street trees as requested and replacement w/ new plantings
- c. Kerb realignments to improve truck turning at intersections, and retain more of the existing kerb alignments

7. Provision of additional architectural information, including:

- a. Architectural Design Report, Envelopes & Reference Scheme updated to align w/ above.
- b. Shadow Diagrams updated and added to, including:
 - i. Provision of hourly assessments for Winter, Equinox & Summer
 - ii. Additional detail for properties to the south
 - iii. 6th potential future tower to NW corner dotted, but not incl. in calculations
- c. Staging Diagrams increased in detail, and provision made for up to 170 temporary public carspaces during construction
- d. Additional SEPP65 detail provided for example scheme, incl: Solar access & Cross-vent diagrams.

Amendments in Rev: F/

1. Addition of landscape & common area calculations to schedule p47.
2. Updated staging.

No other amendments.

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Development Description/

Gosford is the largest regional city on the Central Coast centrally located mid-way between Sydney and Newcastle, nestled in a picturesque valley between bush covered hills and enjoying the harbour of Brisbane Water. The area is undergoing urban renewal, including significant upgrades proposed to Leagues Club Field, and Kibble Park itself.

The city's “Civic Heart” Kibble Park is surrounded by a series of regionally significant institutions, including a library (about to be redeveloped), TAFE (college) NSW, local court, the Imperial (shopping) Centre to the north, and the proposed site to the west.

This Stage 1 DA seeks to articulate an improved and enlivened vision for the eastern edge of Kibble Park, replacing a dead shopping mall with an active and attractive redevelopment.

The proposal looks forward to Gosford’s future, and brings residential life back into the city centre. It provides new and active street edges, a new public shared street and pedestrian link, and unique opportunities for retail and commercial activity to reinvigorate the heart of Gosford.

Development Calculations/

Site Area/	14,195 m ²
Floor Space Ratio/	5.13 /1
Gross Floor Area/	72,782 m ²
Car Parking Spaces/	1 015 #

Residential/

Net Saleable Area/	56,083 m ²
Units/	727 #
Car Parking Spaces/	933 #

Retail & Commercial/












Retail Net Lettable Area/	5079 m ²
Car Parking Spaces/	82 #



Artists Impression/

01/ Site and Background/

The Site/

Proximity to Local Amenities/ Mins/		
Hospital/	6	
Train Station/	10	
Bus Stop/	1	
Schools/	5-10	
Local Shopping Centre/	1	
Community Services/	5	
Local Park	1	
Foreshore Parks/	10	
Surf Beaches/	25	
Stadium/	15	
Dining & Entertainment/	10-25	



Site Analysis/

Existing Site Building/

The site contains the former Kibbleplex shopping centre and associated multi-level car parking. The centre closed its doors some years ago, and has been used solely for commuter parking since then, providing a “dead” eastern edge to Kibble Park.

The proposed project has potential to transform the city experience from being a place for simply working + shopping and to also become a place that offers high quality urban living.

Site Parameters/

L shape site with 3 street frontages.
Dominant street frontages being William St (119m) and (90) Henry Parry Drive
11m fall across the site from (East to West) Albany Street N to Henry Parry Drive.

Climatic Conditions/

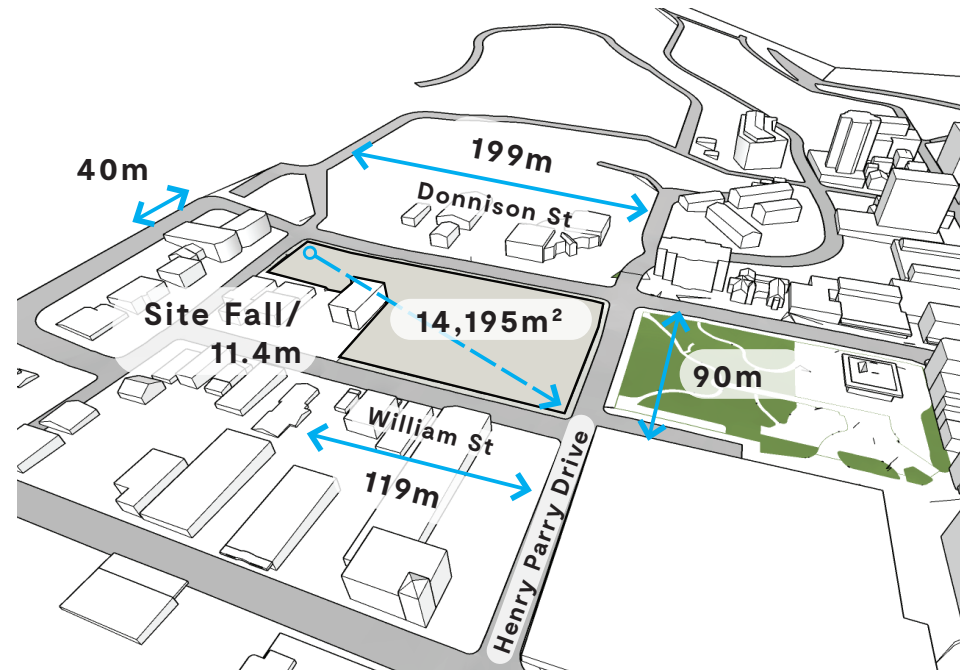
The sites East-West orientation ensures good exposure to northern sun and day light.
The local topography allows the site to enjoy the prevailing seasonal breezes.

Key Public View Points/

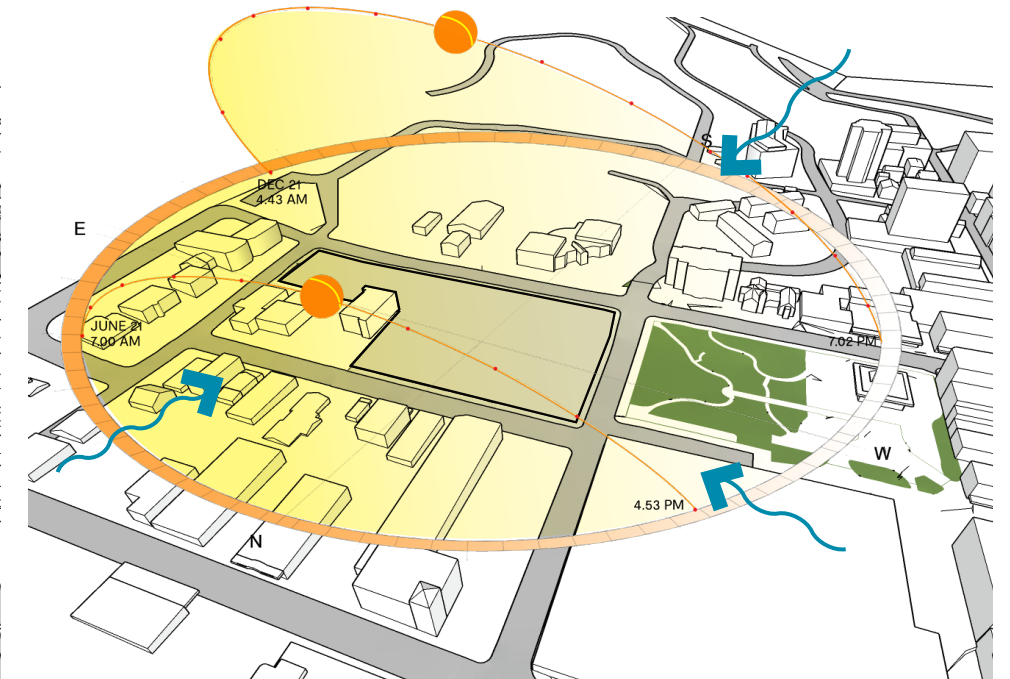
The site is predominantly experienced from its western aspect, in a prominent position at the eastern edge of Kibble Park.
View corridors exist from Kibble Park across the site through to Rumbalara Ridge.
Secondary view points also occur on the approach to the site from the north and south along Henry Parry Drive.

Vehicular Movement & Transport Nodes/

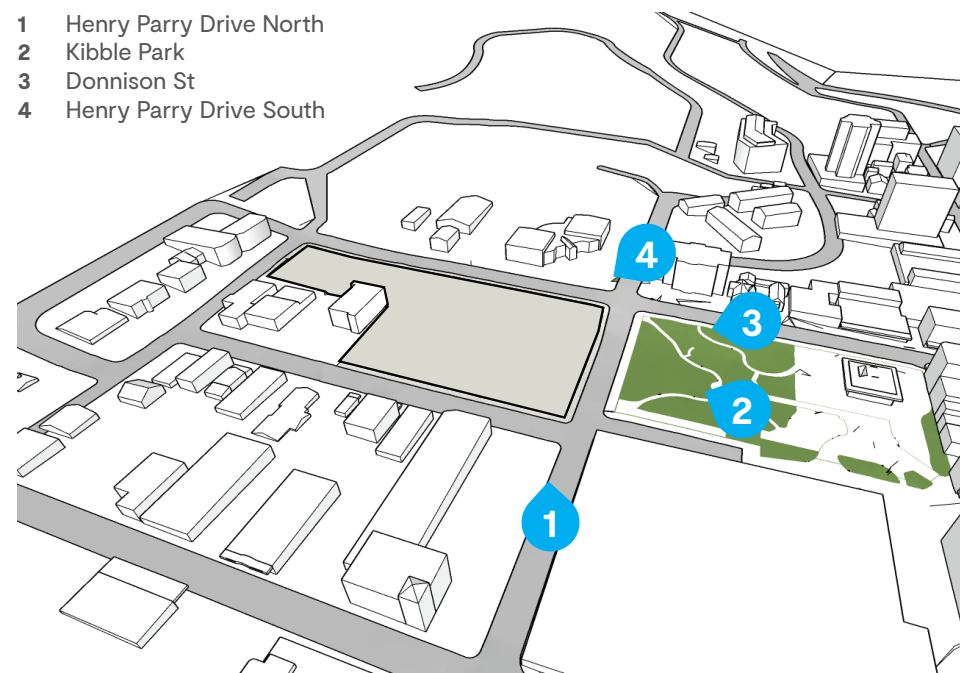
Henry Parry Drive is an RMS road, and subject to significant traffic levels in peak periods.
Secondary movements along William, Donnison and Albany streets
Walking proximity to numerous local bus stops



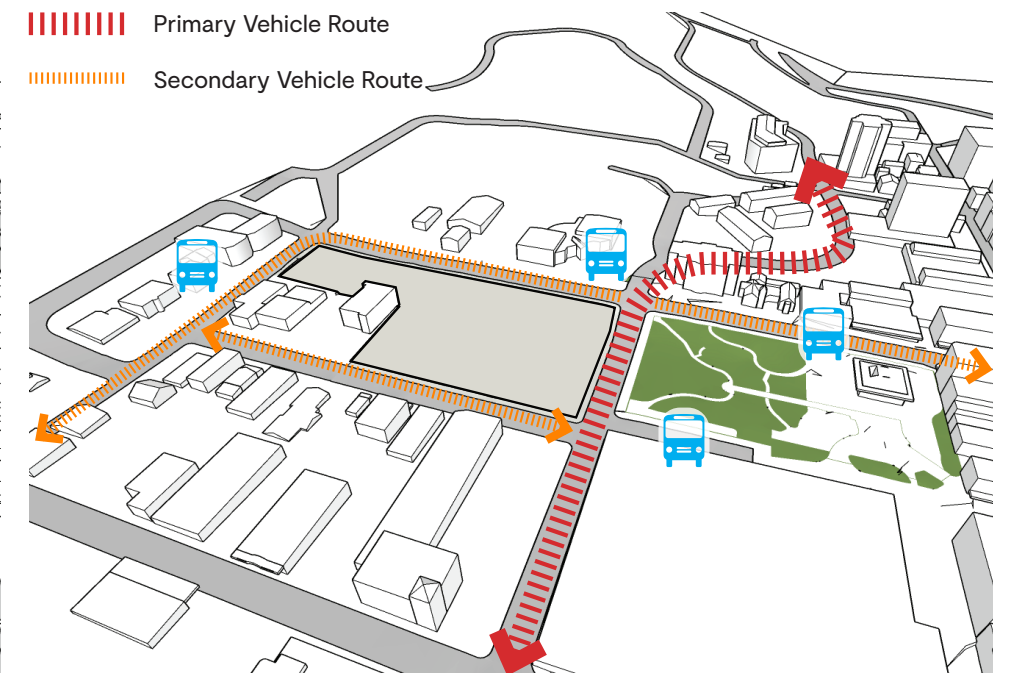
Site Parameters/



Climatic Conditions/



Key Public View Points/



Vehicular Movement & Transport Nodes/

Existing Character/

Built Environment/

Predominantly commercial and retail context.
· A number of civic institutions; library, local court
· A place of worship.
Typically 2 – 5 storey buildings; late 20th century.
Single storey shopfronts to street edges.

Public Amenity/

Kibble Park providing public amenity for surrounds.
Pedestrian areas
Shared paths
Established trees and landscaping to adjacent
properties to the south of the site.

Local Facilities and Services/

Imperial (shopping) Centre
Local Restaurants
Service NSW
Gosford Library
Gosford Courthouse
Uniting Church
Public Transport

The site/

Contains former Kibbleplex shopping centre
and associated multi-level car parking and ramp
structures.



View Location Diagram/



View From William Street Looking South/



View from Albany Street North; Looking South/



View from William Street/



View from Kibble Park/



View from Donnison Street/

Future Character/

Gosford City Centre/

- Enjoying a period of urban renewal
- Numerous developments approved and under construction.
- Residential towers and mixed use Podium providing significant uplift for the town centre.
- Public amenity developments providing for greater active and passive recreation for the surrounds.



Waterside Towers/
Commenced/



Merindah Towers/
Commenced/



Mariners Plaza/
Approved/



Horizon Towers/
Approved/



Bonython Tower/
Completed/

Kibble Park/

Urban Design Framework/

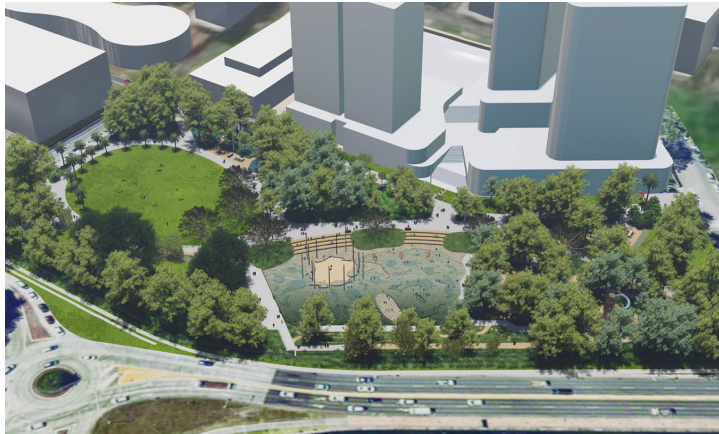
- Consolidate Usages
- Activate Street Edges By Use
- Iconic Green Room
- Great Civic Space



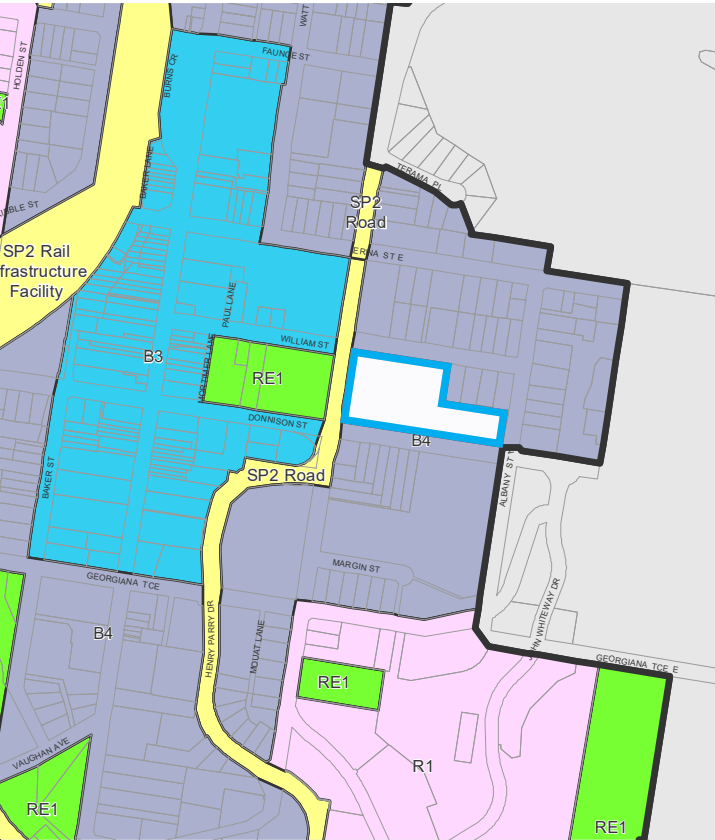
Central Coast Leagues Club Field/

Commenced/

- Tidal Terrace Water-play
- Inclusive Play
- Shady Picnic Areas
- Barbecue Facilities

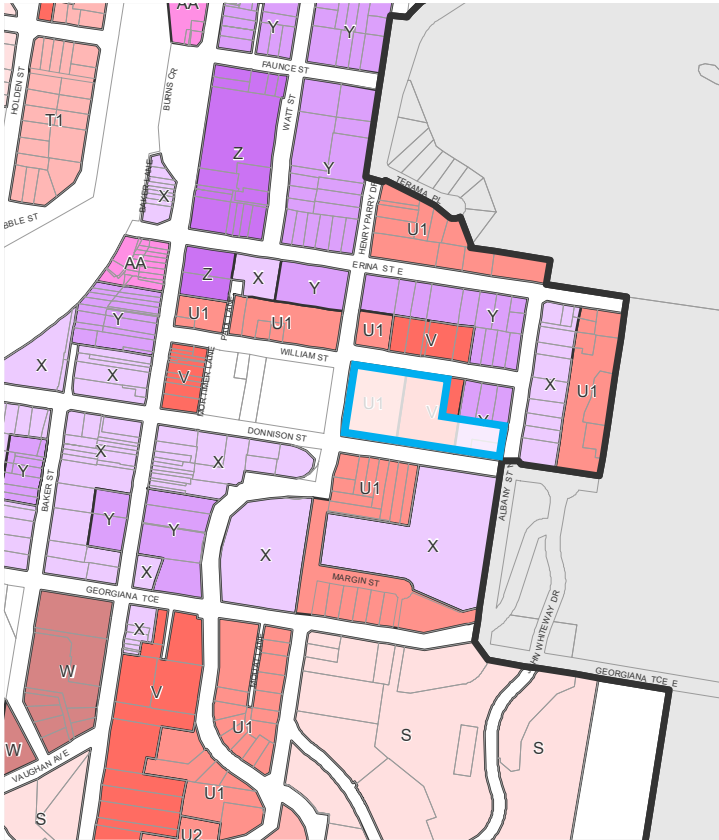


Gosford City Centre (GCC) - State Environmental Planning Policy (SEPP)



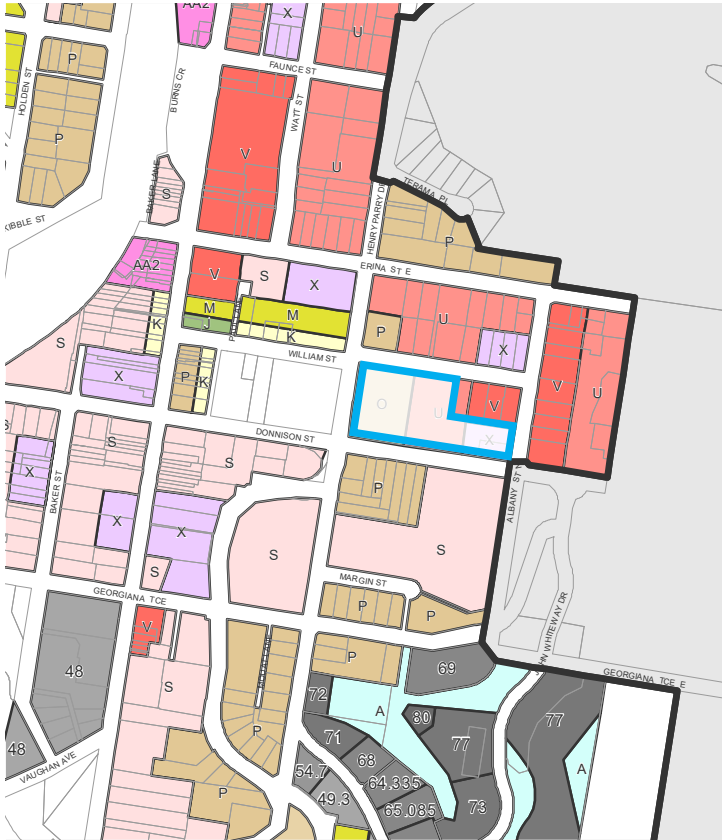
Zoning/

- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- R1 General Residential
- RE1 Public Recreation
- SP2 Infrastructure
- W2 Recreational Waterways
- Gosford City Centre



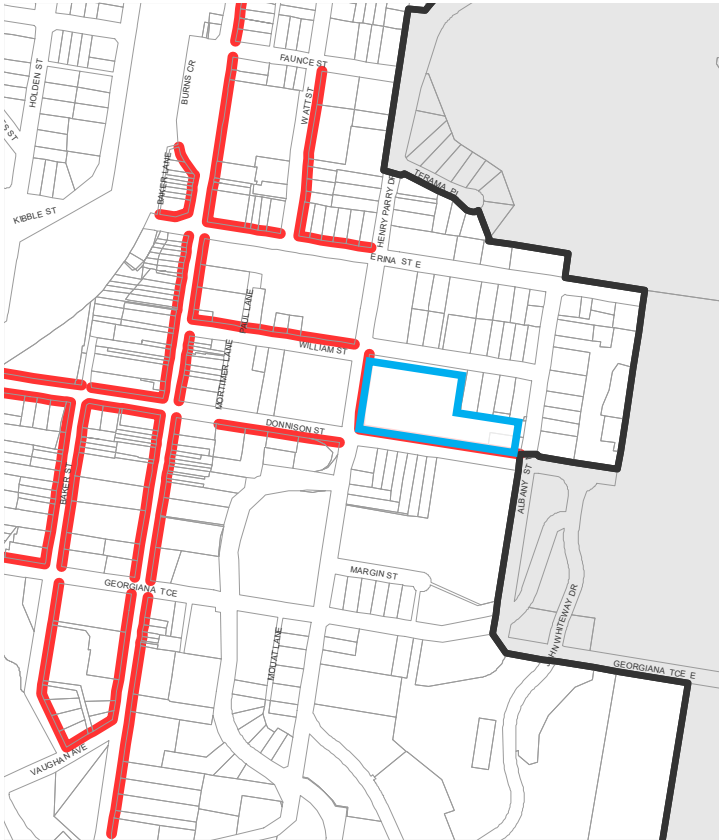
FSR/

- S 1.5
- T1 2
- T2 2.25
- U1 2.5
- U2 2.75
- V 3
- W 3.5
- X 4
- Y 4.75
- Z 5
- AA 6



Height Of Building/

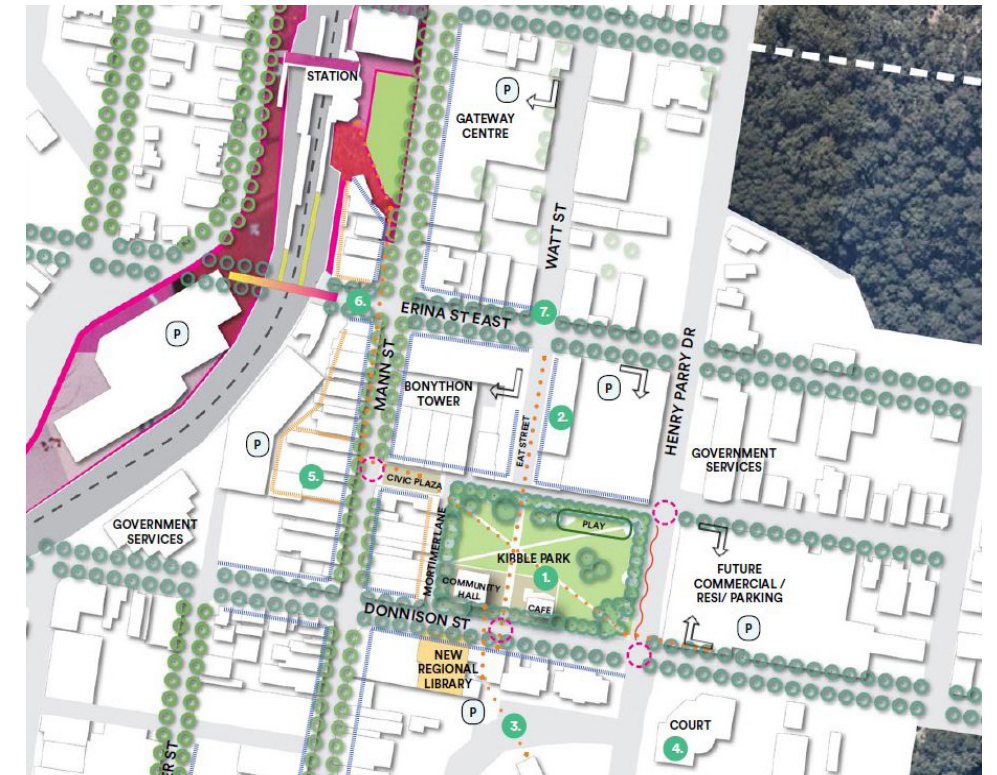
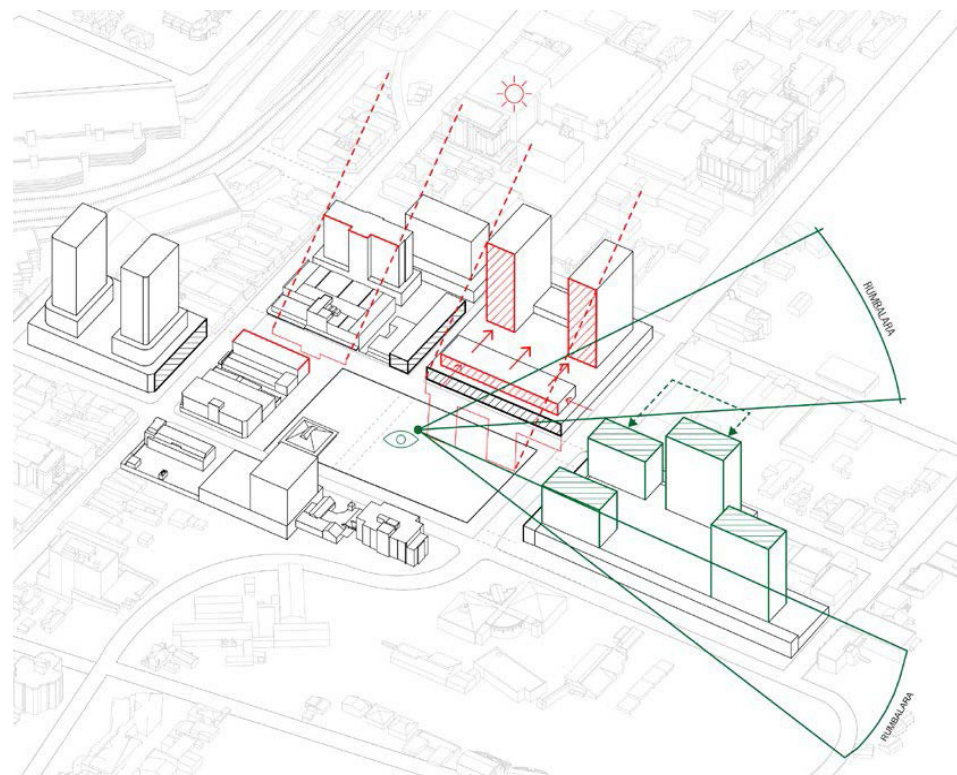
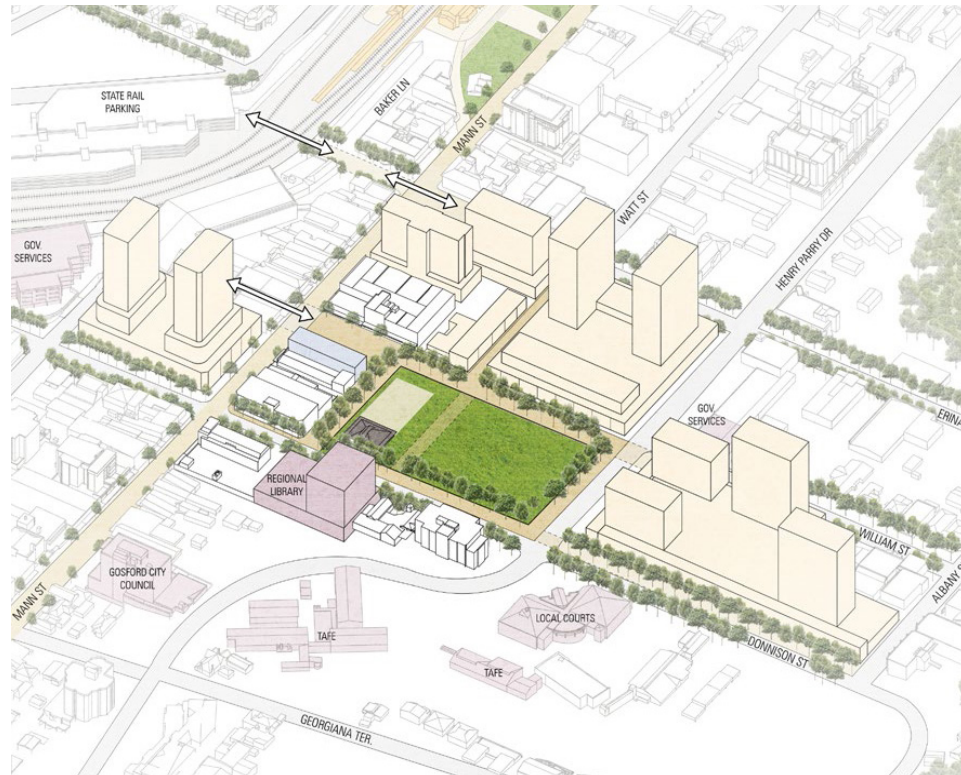
- A 0
- J 9
- K 10.5
- M 12
- O 15
- P 18
- R 22
- S 24
- U 30
- V 36
- X 48
- AA1 60
- AA2 72



Active Street Frontage/

- Active Street Frontage
- Gosford City Centre

Urban Design Framework/



Civic Heart – Design principles/

- Investigate opportunity to retain public parking in part of future development behind an active edge to Henry Parry Drive.
- Connect park to reserves with tree planting along Donnison Street.
- Locate development height to minimise overshadowing of Kibble Park.

Built Form Principles/

- Two to three storey podium height with a fine grain and active frontages to key places and streets
- Provide setback to upper levels above podium.
- Slender East/West tower forms, aligned to protect view corridors to Rumbalara ridgeline.
- Protect view corridors to Presidents Hill from Kibble Park.
- Ensure solar access for four (4) hours to 50% of the park between 9am and 3pm at the winter solstice.

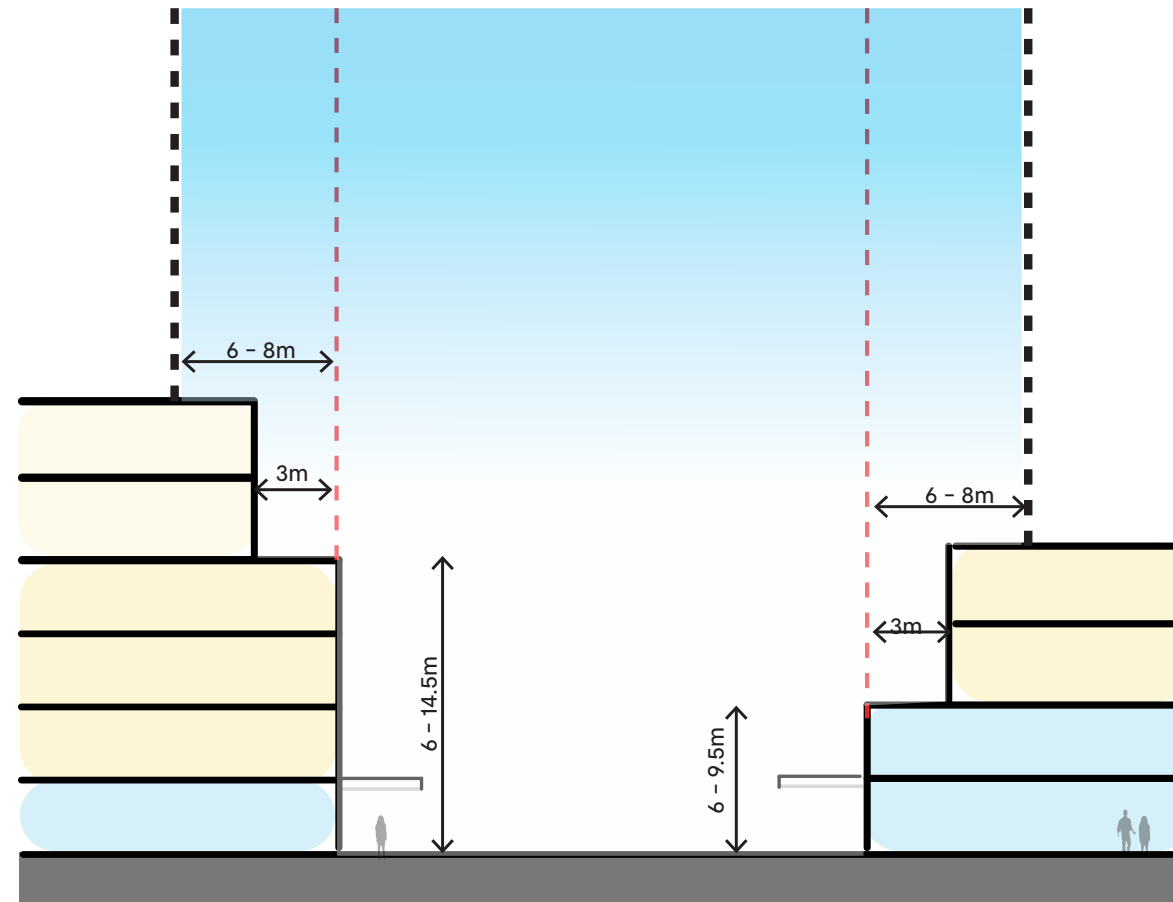
Structure Plan/

- Kibble Park and its surrounding network of lanes and streets connect the key civic buildings of the future city.
- A civic public domain is required, with a focus on bringing community together both in event mode and in incidental ways throughout the year.
- It needs to function as an attractive place to be enjoyed as part of everyday visits.

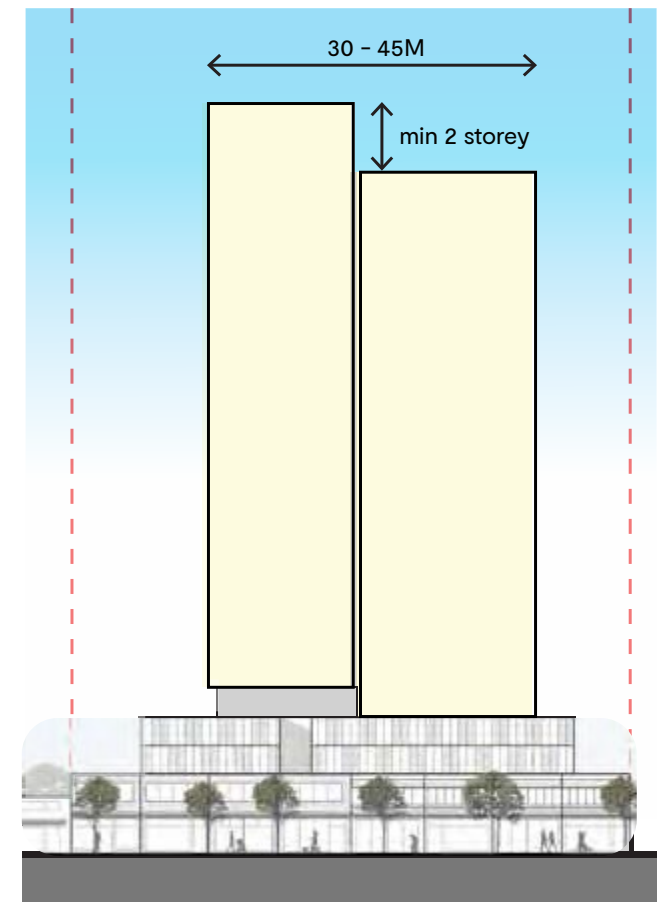
Development Control Plan/

- **Key objectives include/**
- Active street frontages and street address: Ensure frontages are pedestrian oriented and of high quality design to add vitality to streets.
- Building setbacks and separation: To provide good amenity for building occupants including daylight, outlook, visual privacy, acoustic amenity, ventilation, wind mitigation and view sharing.
- Slender towers with high amenity: Achieve high amenity for the public domain including access to sun light and views. Allow for high internal amenity to development, including natural light and ventilation All building frontages for a tower with a length over 30m should be:
- Expressed as two vertical forms
- Include a clear 'break' of minimum 1m width and 1m depth
- Include a stepped height difference of minimum two stories
- Fine grain frontages: Ensure that development responds to the human scale.
- Above ground parking: To ensure excellent streetscape activation
- To aid in viability where it is understood that due to the high water table, excavation on some sites may become difficult.

Gosford City Centre (GCC)



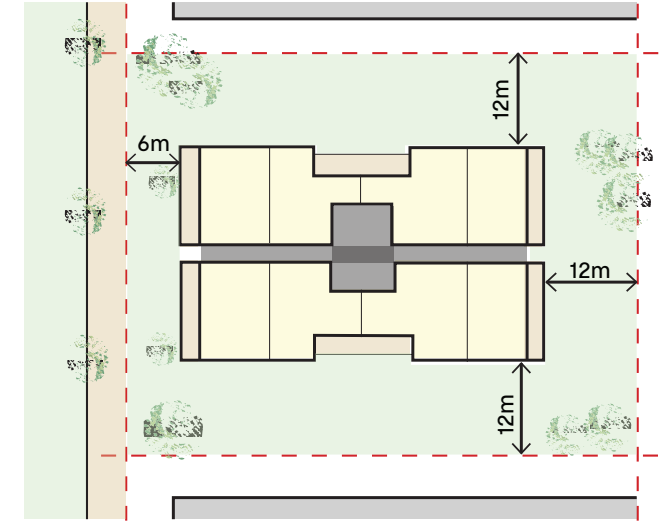
Typical Street Section/ 0 metre street setback locations/



Diagram/ Breaking down of bulk/



Streetscape Summary/ Gosford City Centre DCP/



Typical Residential Building Format/
750m² GFA/

02/ Masterplan/

Urban Approach/

Gosford Alive development is a key component in the revitalisation of Gosford's civic heart.

In response to the GCC SEPP and UDF frameworks, the proposed masterplan envisages a new mixed-use development of 5 residential towers over a series of stepped retail and commercial podiums.

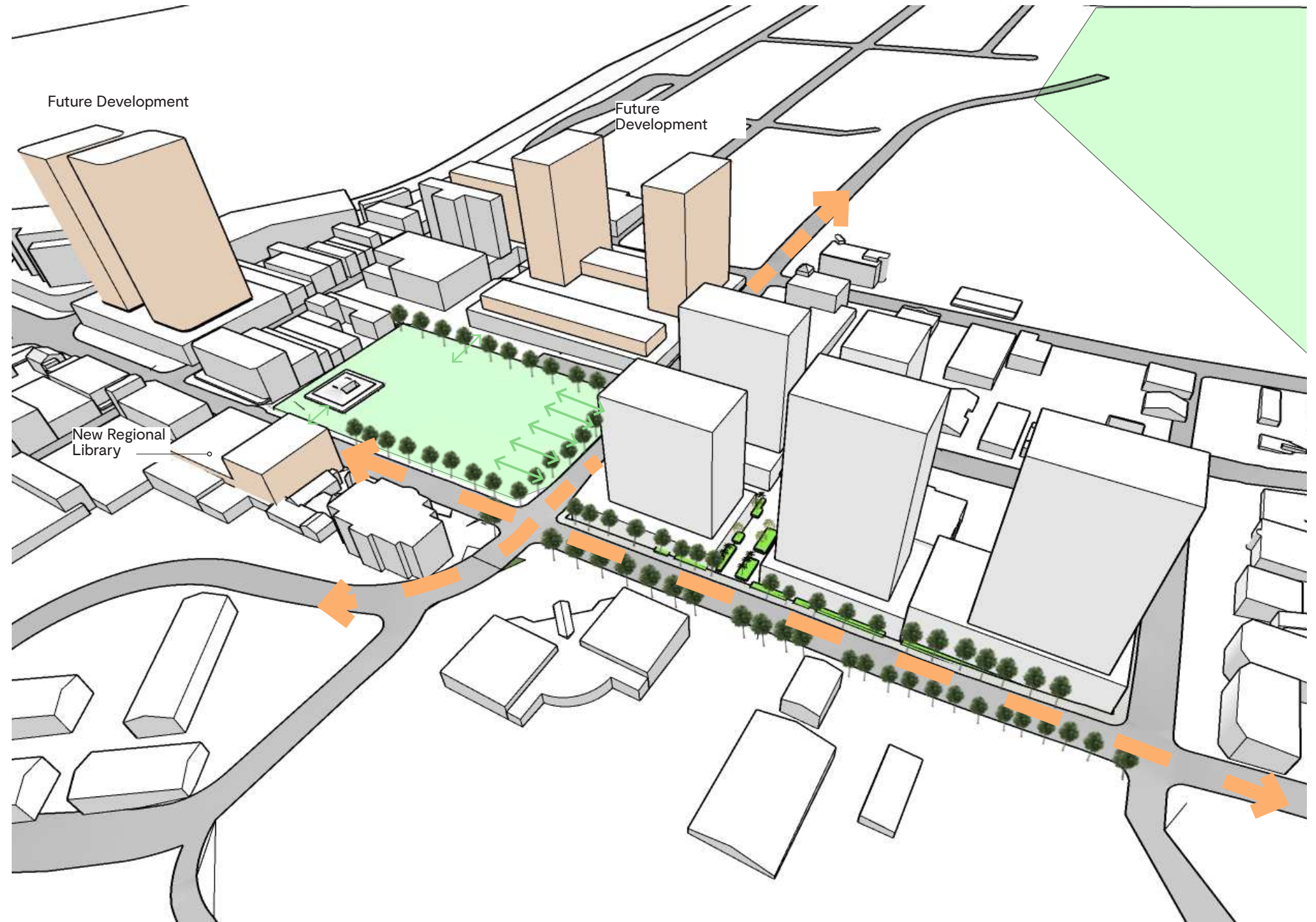
3 key principles have informed the masterplan for the site include:

1. Providing New Connections
2. Creation of a Stepped landscape
3. Graduation of Built Form

Taken together, these primary principles serve to link the proposed development to its current and future context.

Secondary principles also include:

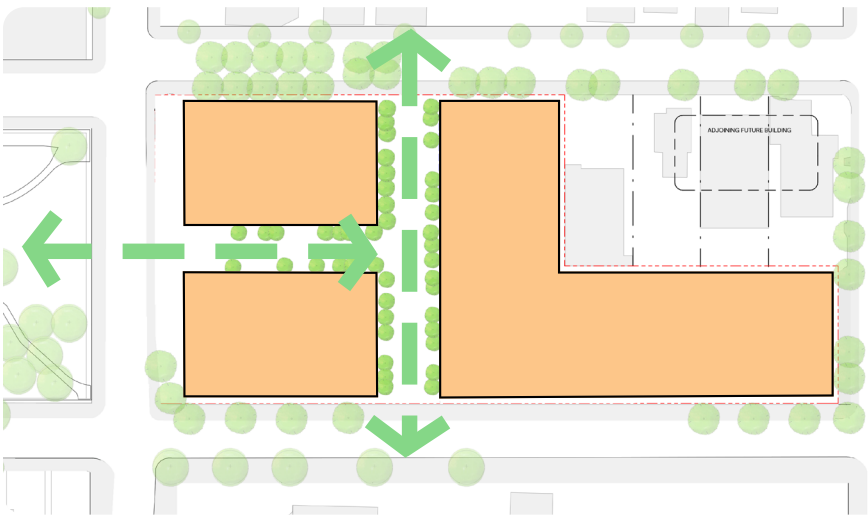
- Alignment of the tower forms to maintain views through to Rumbalara Ridge
- Reinforcement and activation of all existing and proposed street edges
- Engagement of podium w/ Kibble Park



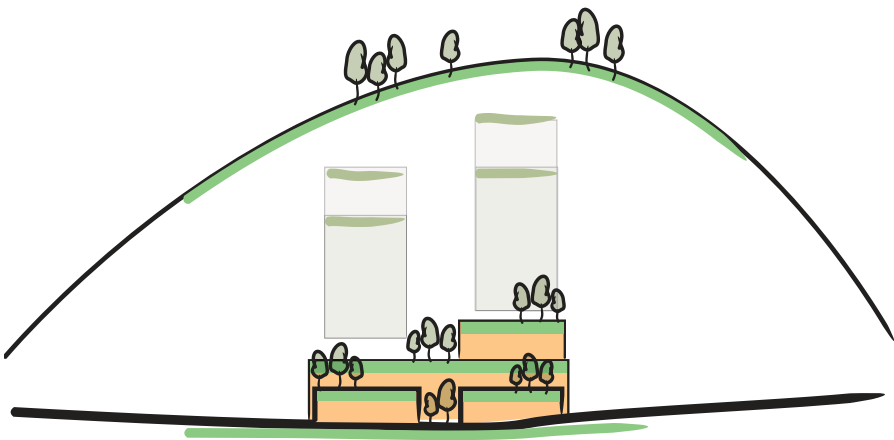
Design Development and Approach/

The existing Kibbleplex shopping centre and associated parking is to be demolished in full, and replaced with a staged series of new towers over podiums and basement parking.

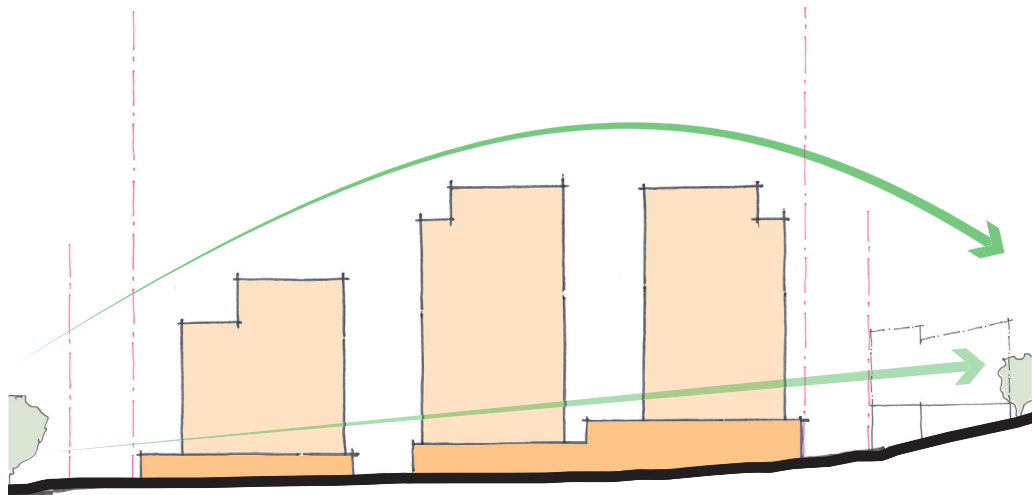
The 3 key concepts that underpin the Stage 1 DA are then applied:



1. Providing New Connections/



2. Creation of a Stepped Landscape/



3. Graduation of Built Form/

1. Providing New Connections/

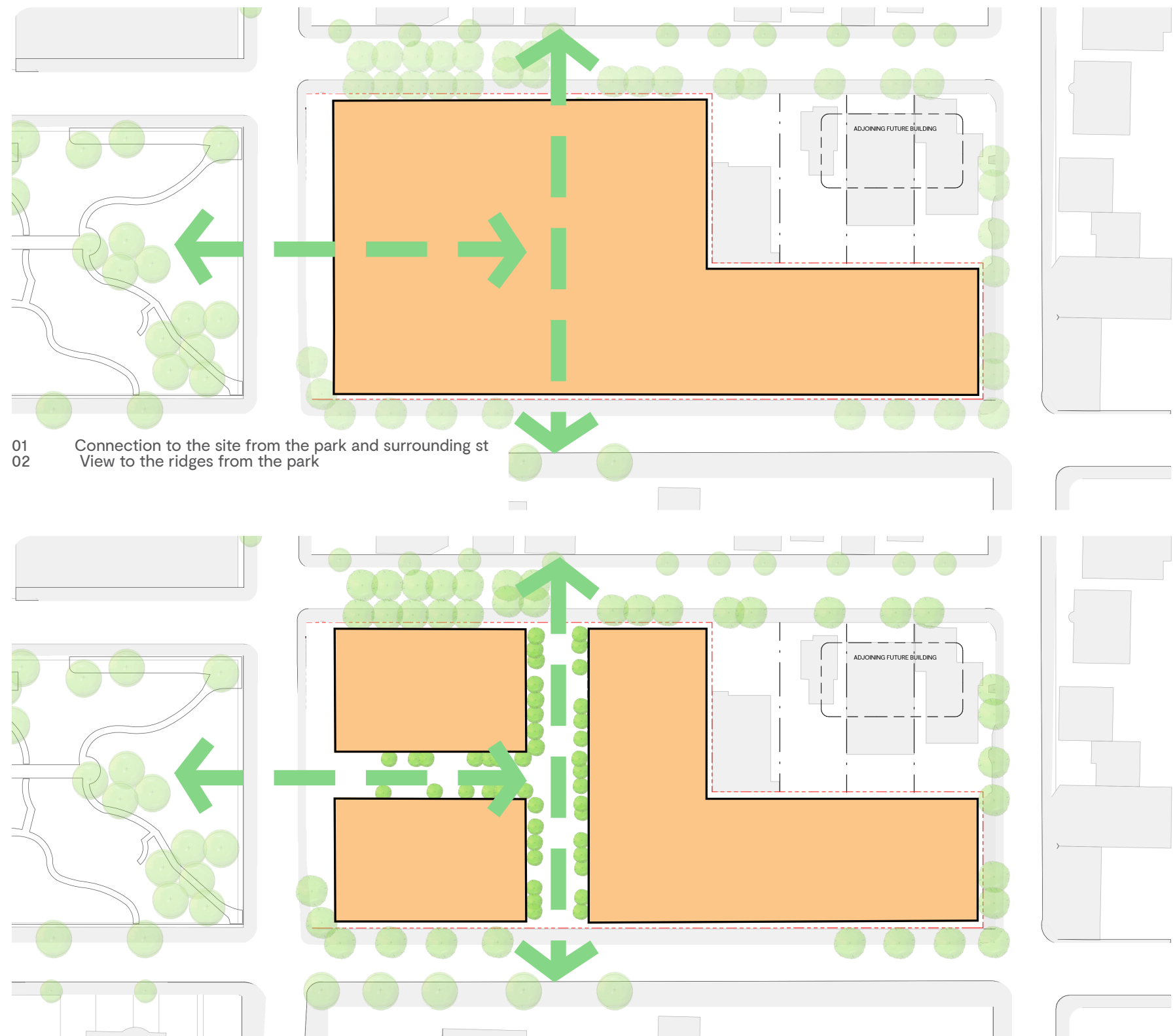
2 major cuts are made to break down the scale of the podium block and improve amenity:

- New Shared street running north/south, to host lobbies and provide new pedestrian and vehicular connections into and across the site.
- New pedestrian link running east-west from Henry Parry Drive to the new shared street, emphasising and responding to the axis between Kibble Park and Rumbalara Ridge.

These create:

- A series of public & civic spaces within the site
- Opportunities for drop-off and “hero” parking
- Resting & gathering opportunities for social interactions, especially near building entries
- A continuous, legible and accessible pedestrian network through and around the site
- New activated pedestrian zone along Henry Parry Drive, w/ connections through to the shared street
- Clear sight lines and lighting for night time safety and security

Active street edges are created on all frontages.



1. Providing New Connections/



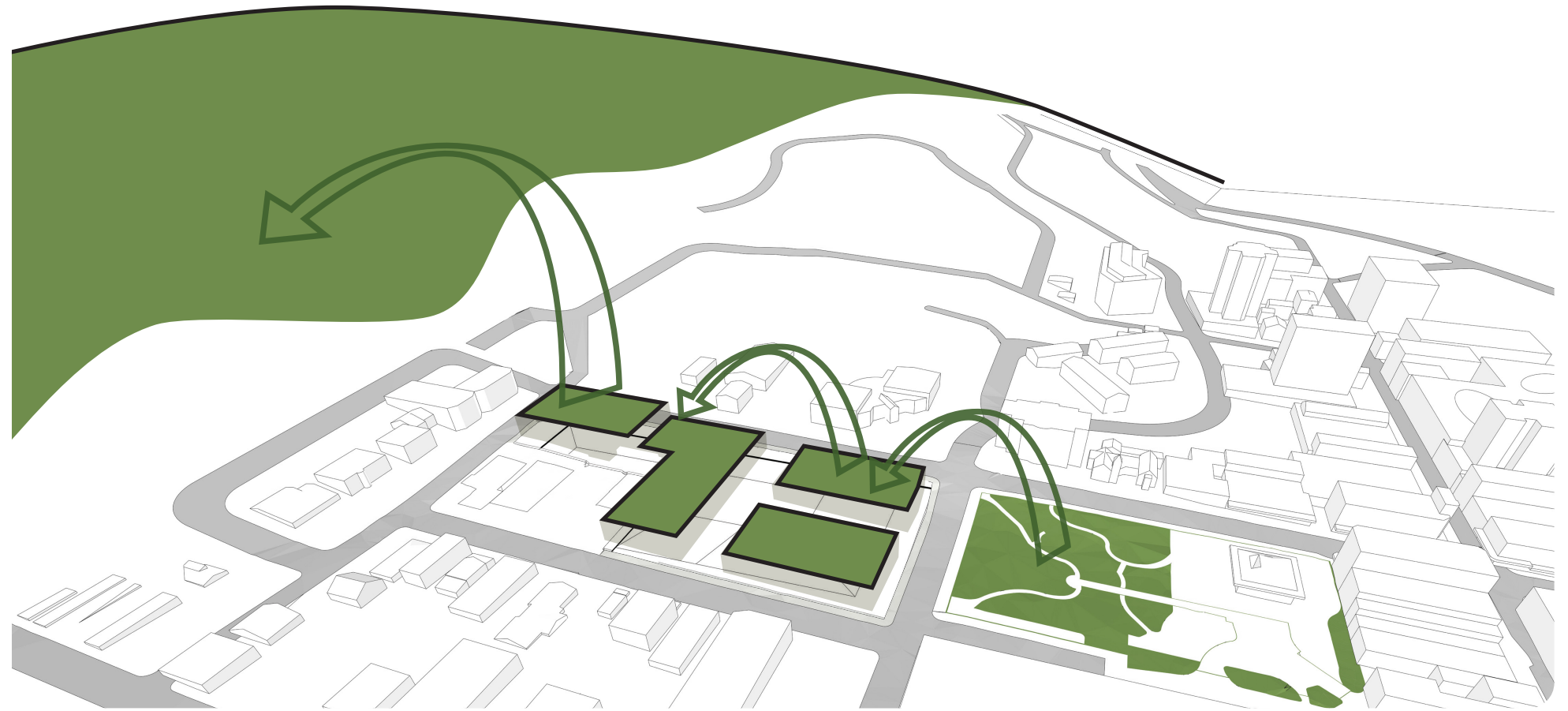
2. Creation of a Stepped Landscape/

Podiums heights are proposed to step progressively up from Kibble Park towards the ridgeline, following the natural sweep of the land.

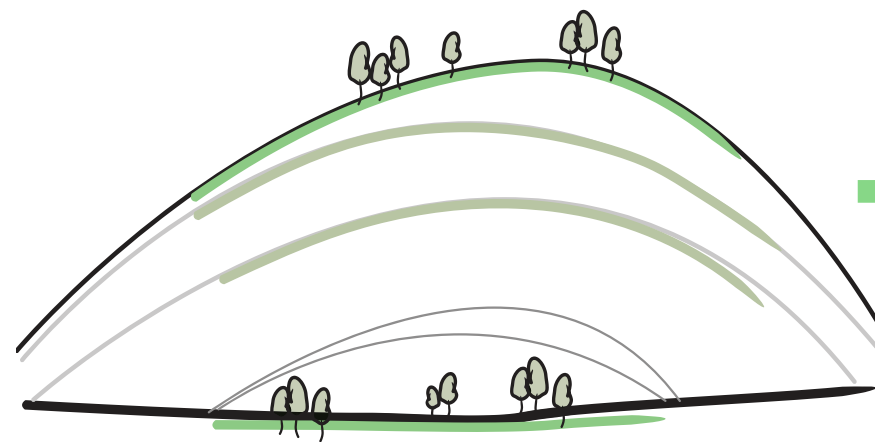
Landscaping opportunities are provided on all podiums, visually and conceptually linking Kibble Park through to Rumbalara Ridge, stepping up the site progressively.

Further landscaping opportunities provided at the upper levels of each tower

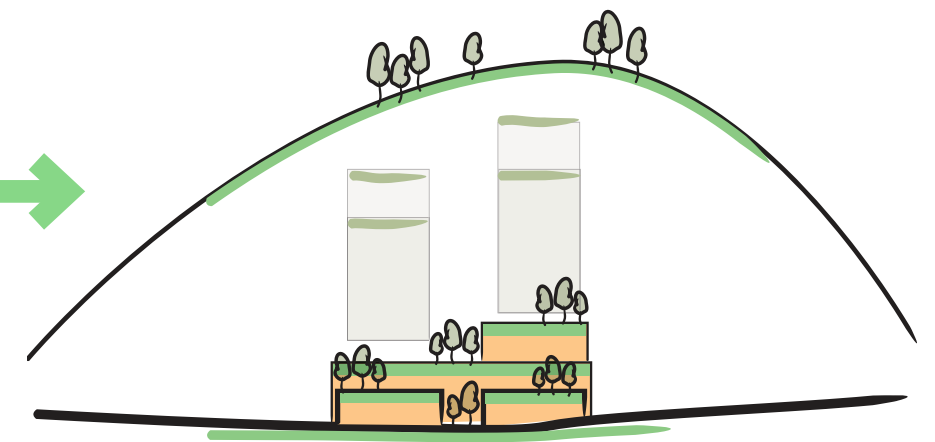
Significant perimeter and street tree plantings opportunities are afforded both within and around the site.



01 Layering the podium from the park towards the ridge



02 Existing terrained site and landscape



02 Proposed podium to imitate the terrain

2. Creation of a Stepped Landscape/



3. Graduation of Built Form/

Proposed heights are responsive to both current and future context.

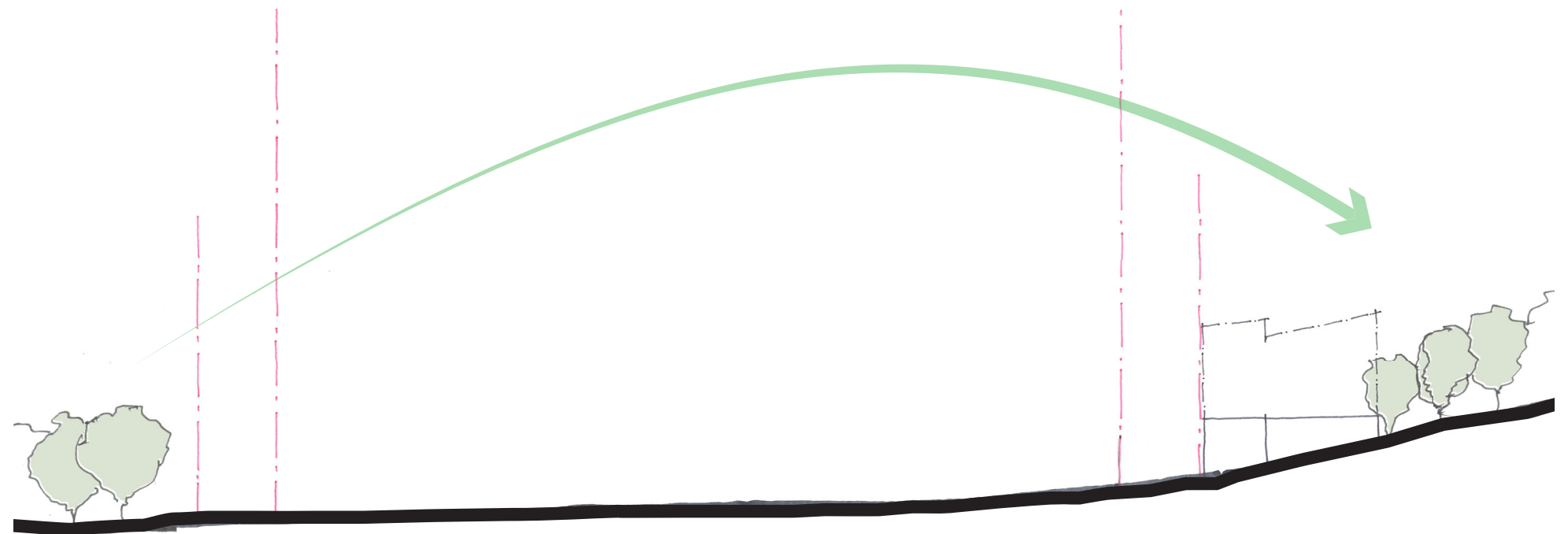
A graduation of building form runs from Kibble Park on the west to Albany St and the Rumbalara Ridge in the east.

Towers are sited and sized to achieve or exceed ADG separation distances and maintain amenity. Towers are oriented so as to present a slender appearance to Kibble Park.

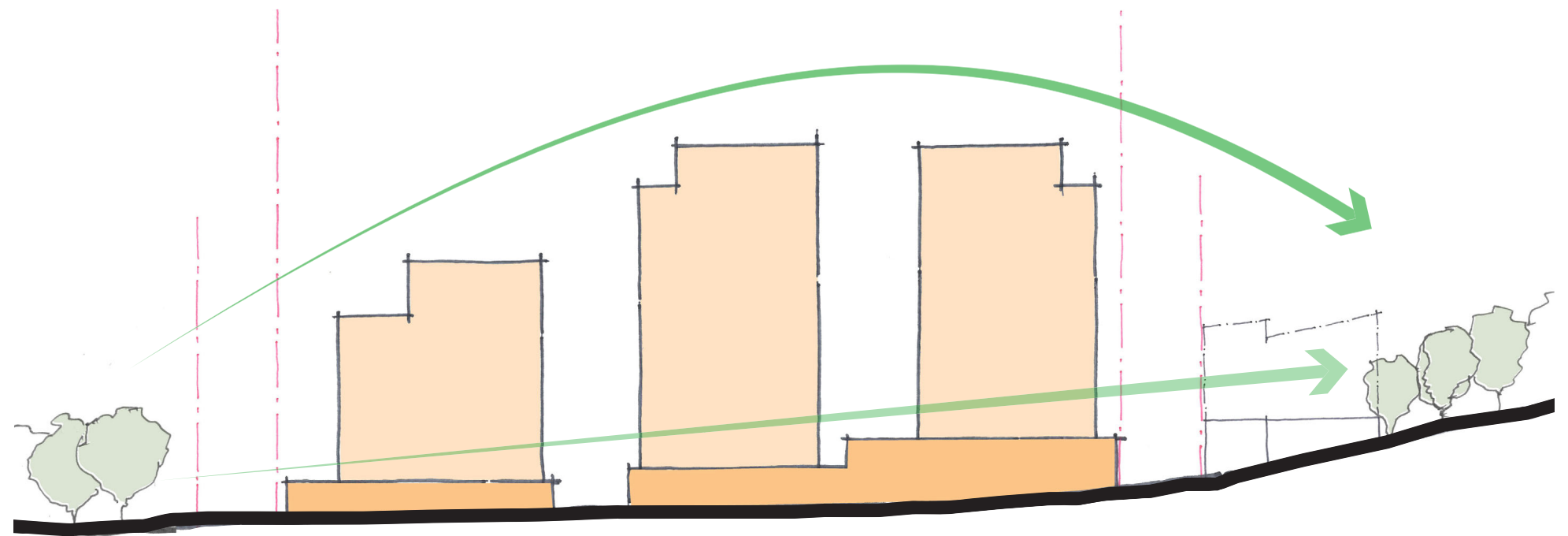
Podium heights step progressively up from Kibble Park to Albany street, responding to the current surrounding built form, and providing a human scale to the street.

Tower heights sweep up from the park and then taper back as they reach Albany St, with the high point located towards the centre of the site.

Tower heights are both stepped from each other and stepped at the top individually, to create a variety of built form heights across the site.



01 Achieving gentle sweep across park and ridge



01 Builtform developed to respond to the surrounding built and nature

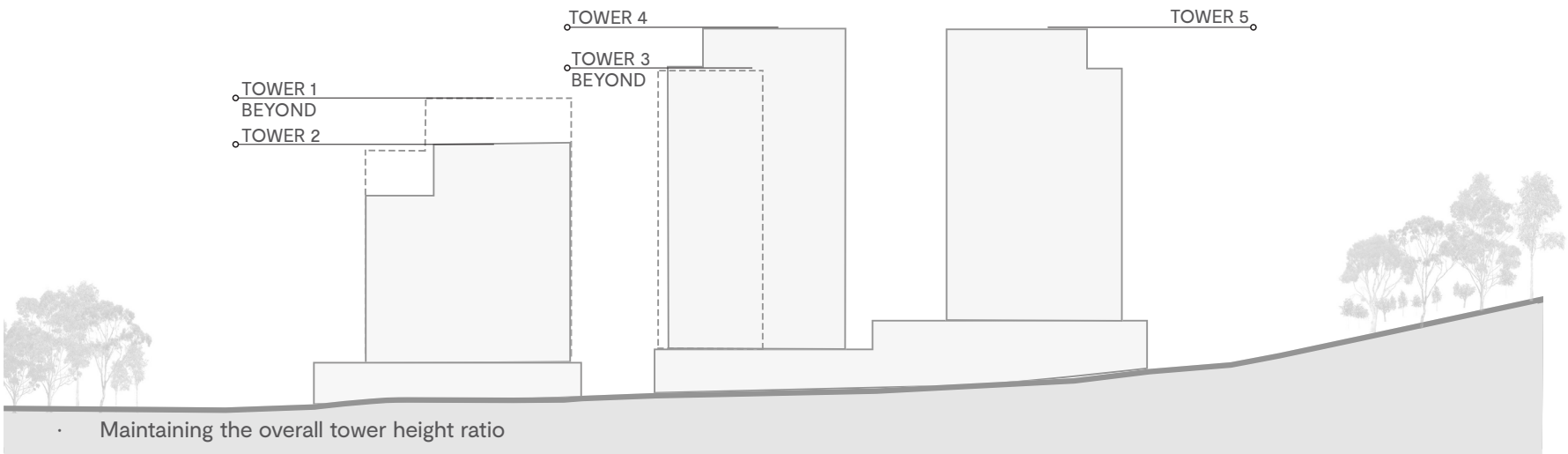
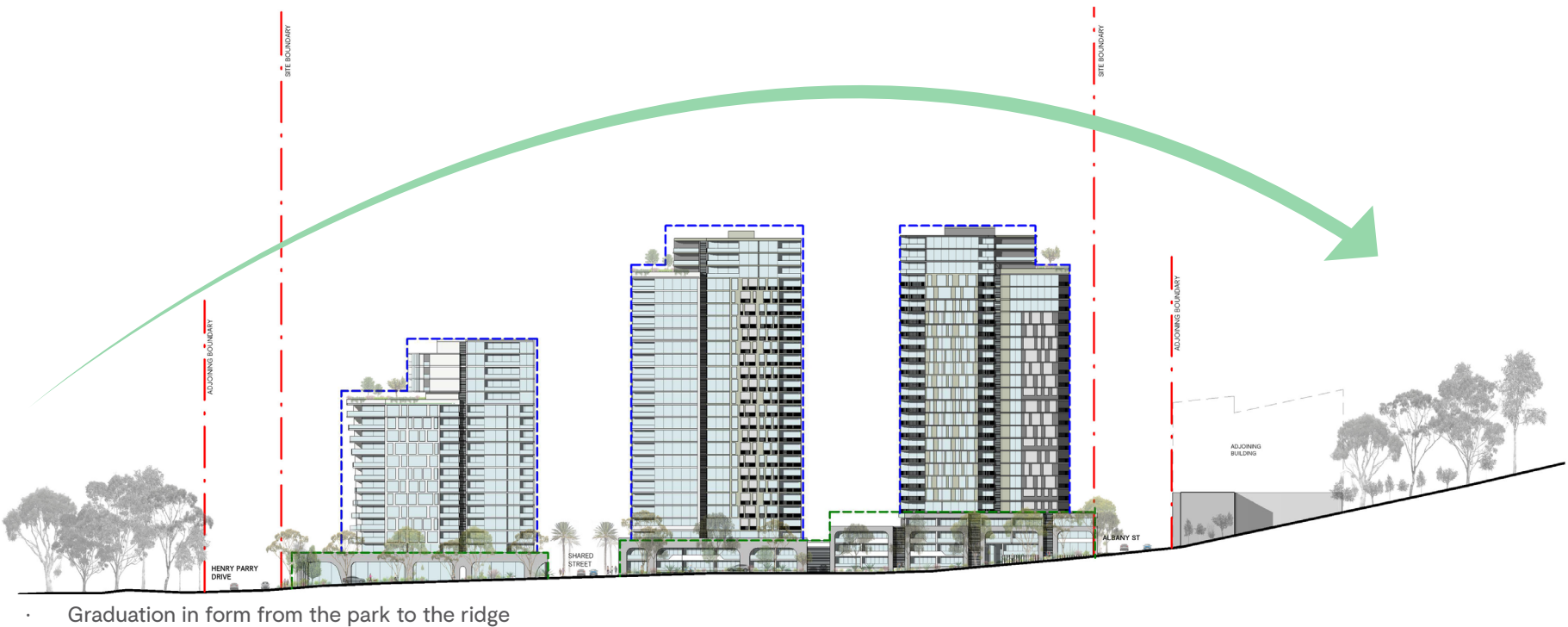
3. Graduation of Built Form/

The masterplan responds to the current and future contexts by providing a series of slender towers with a gradation of heights. The visual difference between these is then amplified by the slope of the land.

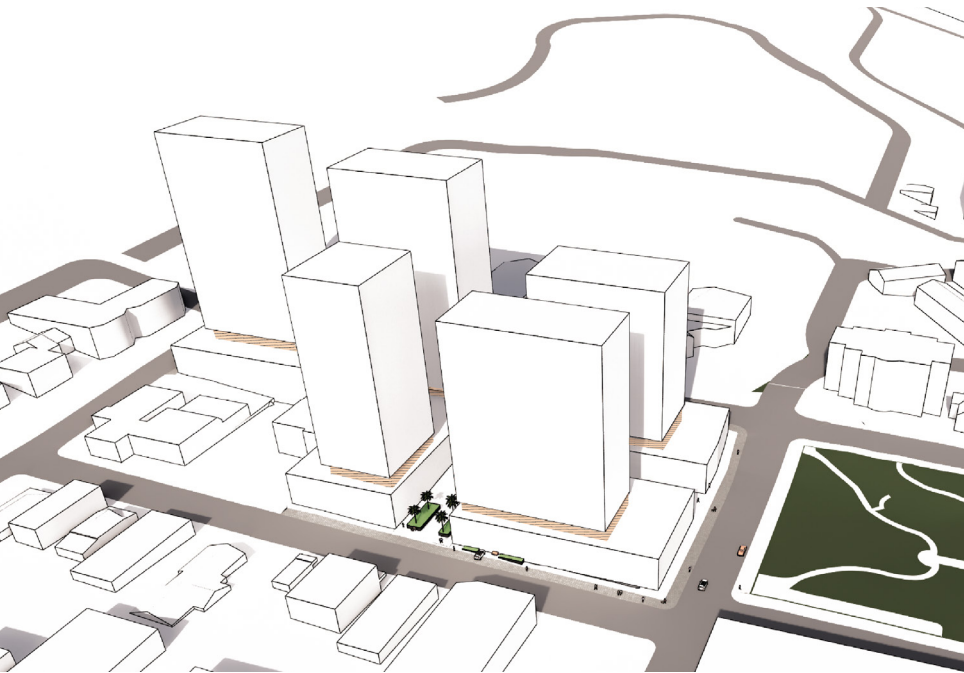
When combined with the minimum 2 storey step at the top of each tower, the variety of tower heights and proportions outlined provides visual variety whilst maintaining a vertical proportion for each element.

The proposal features five tower envelopes with the following heights above ground level. Towers in the order of their heights are as below:

- Tower 2: 61m
- Tower 1: 72m
- Tower 3: 77m
- Tower 5: 84m
- Tower 4: 88m



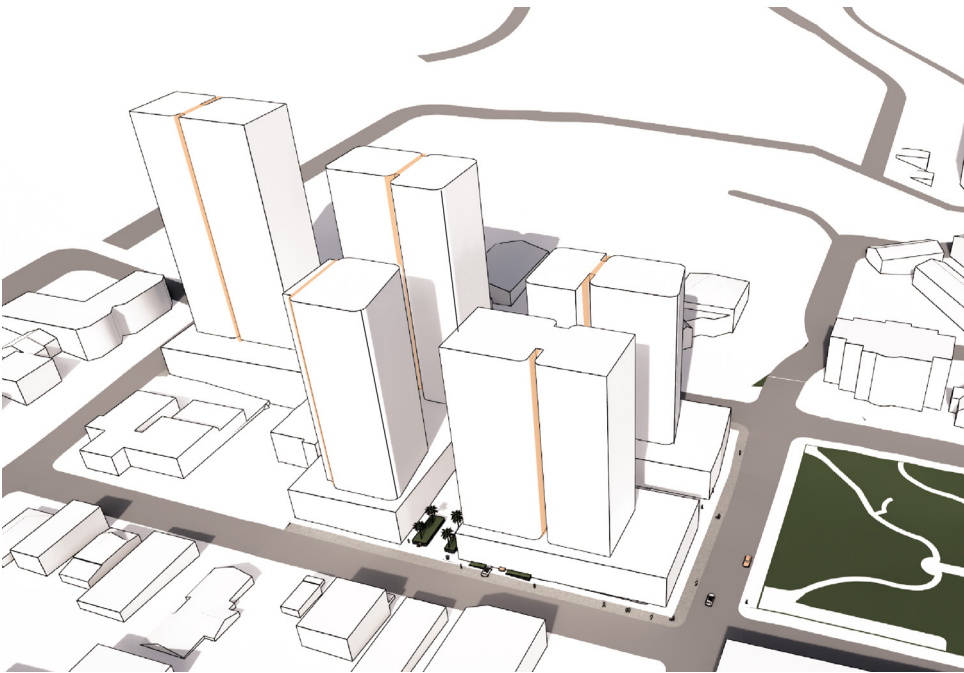
Detailed Built Form Development/



Elevate/



- Visually separate the tower & podium forms
- Create opportunities for garden apartments



Split/



- Split tower envelopes to create a vertical proportion
- Orient and optimise each tower element
- Create “visual pairs” of towers



Step/



- From one podium up to another
- Between towers
- Each tower element, to emphasise the vertical

03/ Design Concept/

Illustrative Masterplan/





Shadowing Over the Park/

21st June Winter:

Total park Area: 12,103m²

9.00am:

Over Shadow on Park:
Imperial Centre: 545m²
Proposed Development: 310m²
Library at the Park: 528.5m²
Cafe: 255m²

Percentage Site B: 2.6%
Percentage Overall: 13.5%

9.30am:

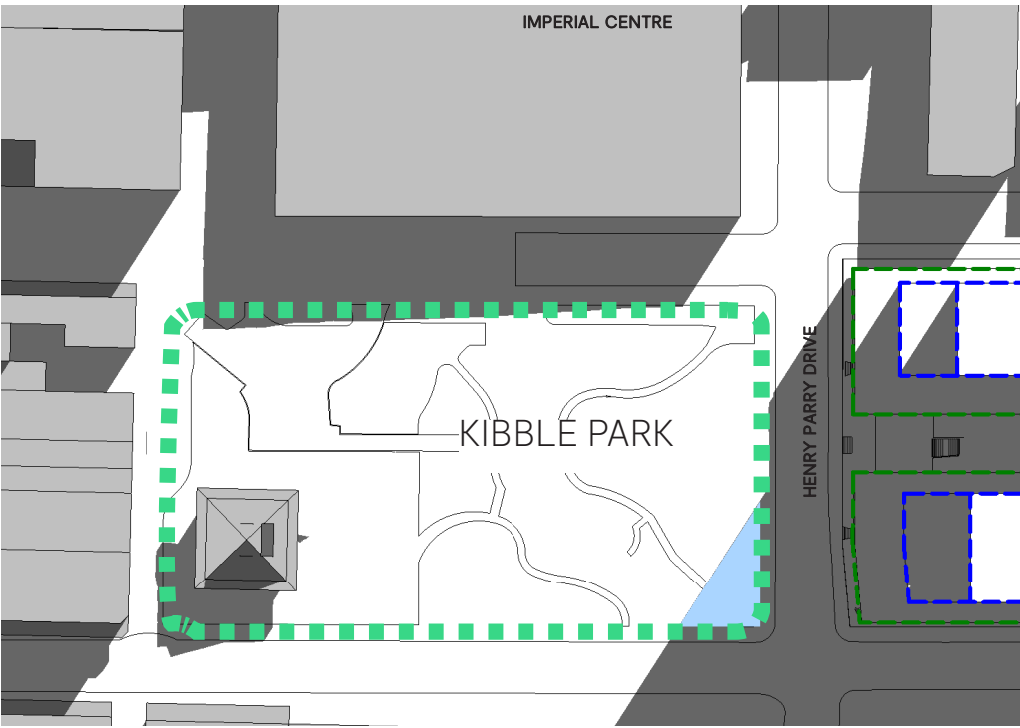
Over Shadow on Park:
Imperial Centre: 148m²
Proposed Development: 67m²
Library at the Park: 397m²
Cafe: 231m²

Percentage Site B: 0.6%
Percentage Overall: 6.9%

10.30am:

Over Shadow on Park:
Imperial Centre: 3m²
Proposed Development: Nil
Library at the Park: 303.5m²
Cafe: 208m²

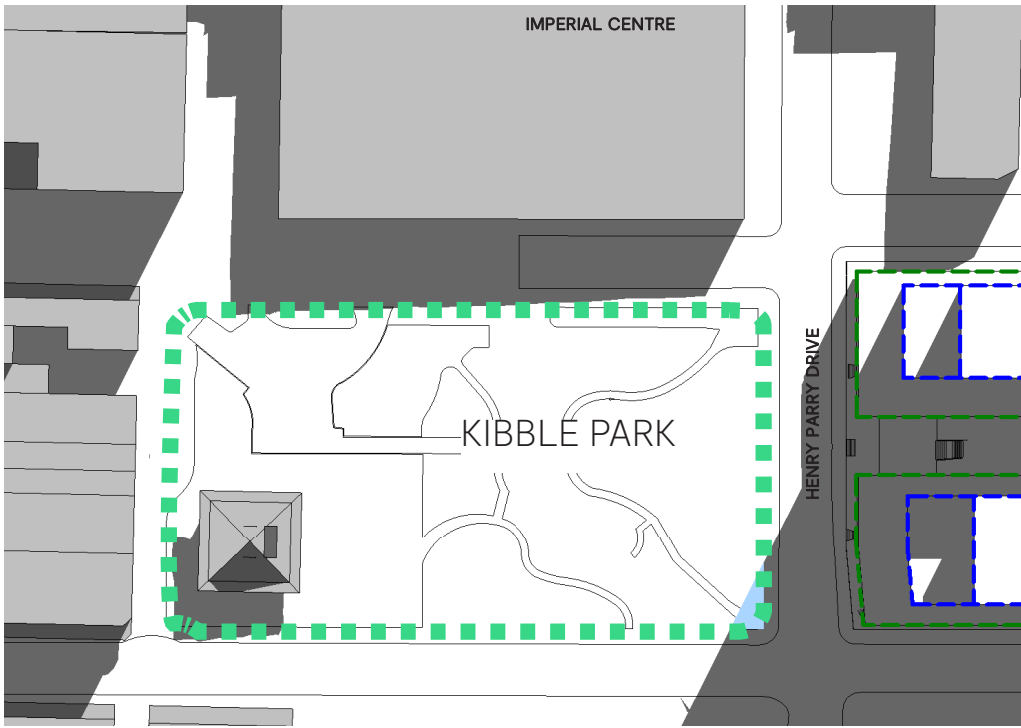
Percentage Site B: Nil
Percentage Overall: 4.2% (Existing Only)



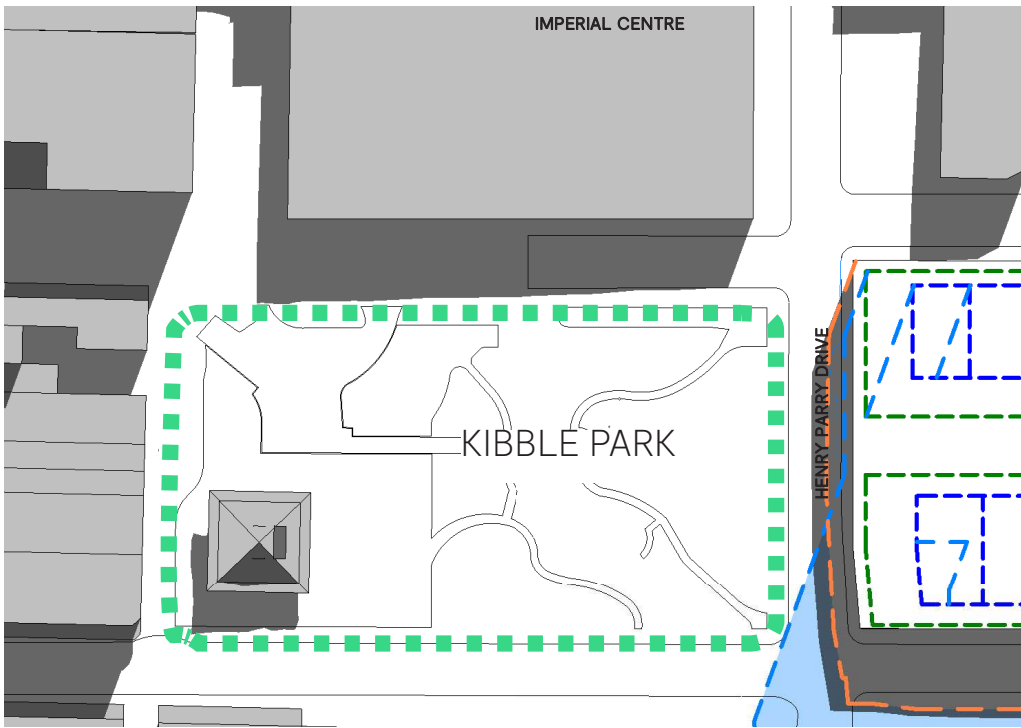
21st June 9am:

SOLAR ACCESS TO KEY PUBLIC SPACE (DCP):

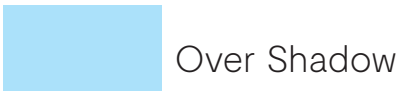
Controls:
For Key Open Space 1 (Kibble Park), buildings must be designed to ensure at least 60% of the park receives 4 hours of direct sunlight between 9am and 3pm on the winter solstice (21 June). Without limiting the above, it is preferred that Kibble Park receives 70% of direct sunlight for 4 hours during that time if it can be achieved through good design.



21st June 9.30am:



21st June 10am:



Shadowing Over the Park/

21st December (Summer):

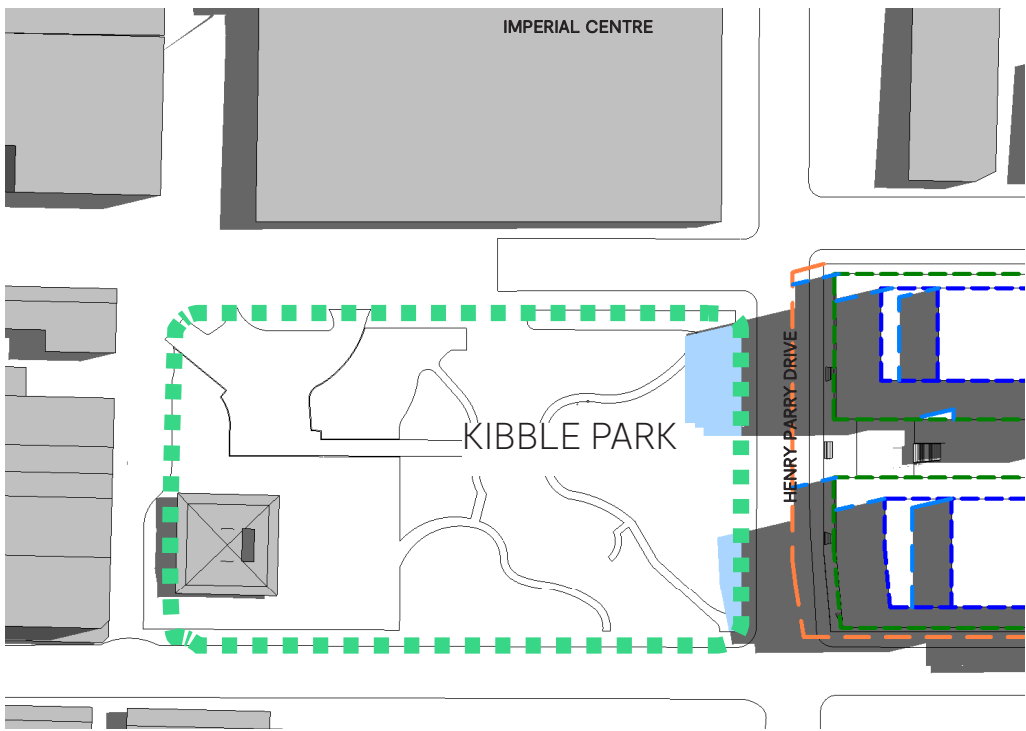
9.00am:
Over Shadow on Park:
Imperial Centre: Nil
Proposed Development: 470m²
Library at the Park: 156m²
Cafe: 130m²

Percentage Site B: 3.8%
Percentage Overall: 6.2%

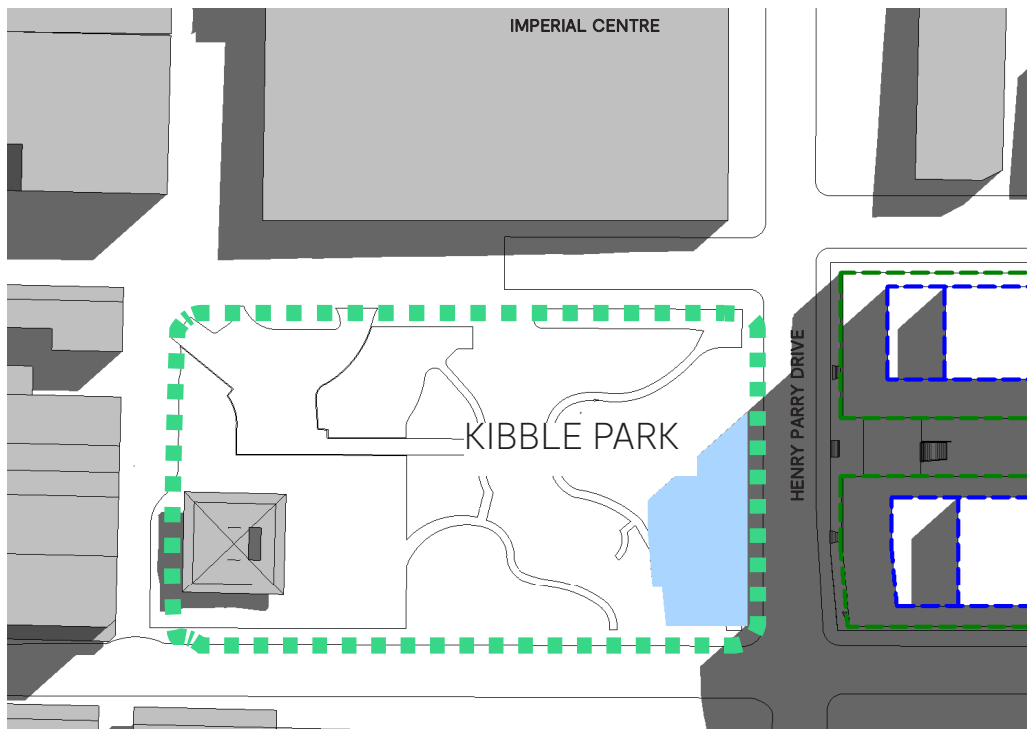
21st September Spring (Equinox):

9.00am:
Over Shadow on Park:
Imperial Centre: Nil
Proposed Development: 990m²
Library at the Park: 223m²
Cafe: 231m²

Percentage Site B: 8.2%
Percentage Overall: 11.9%



21st Dec 9.00am:



21st Sept 9.00am:

Over Shadow

Street Activation/

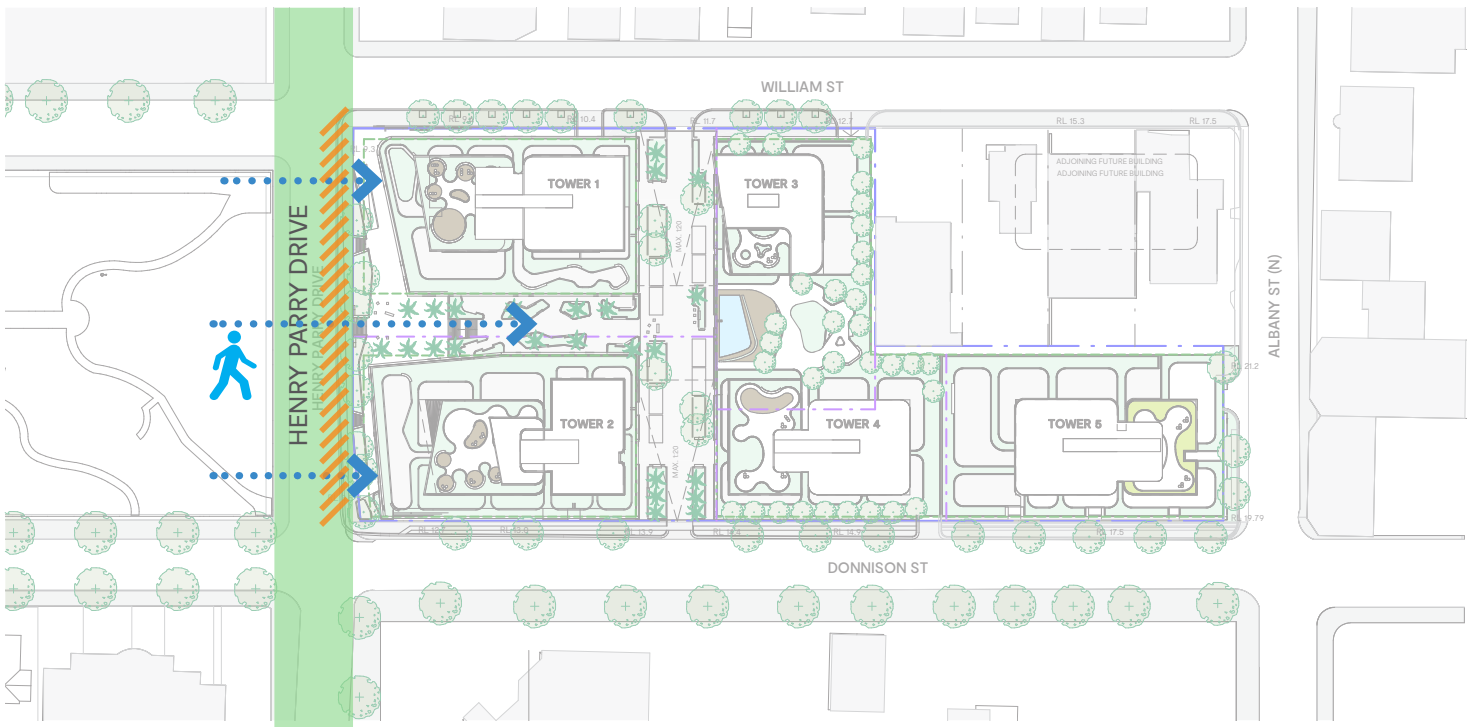
Henry Parry Drive:

Running alongside Kibble Park, Henry Parry Drive defines the site's western edge. It's significant traffic volumes and pedestrian safety fences divide the park from the areas further east, and a number of significant existing trees in the SE corner of Kibble Park partly shield the site from view.

In addition, a strong East-West axis exists in Kibble Park, running through the centreline of the park itself and looking up towards the Rumbalara Ridgeline. This DA seeks to reflect and strengthen this existing axis, whilst also reinforcing an active civic street edge.

As befits a public space, active uses are placed all along the Henry Parry frontage. The podium is then divided into 2, along the axis of the park, creating a new internal pedestrian street, located and designed so as to welcome the eye, and pedestrian movement through and across the site.

Existing access points are available at each corner, with sufficient capacity to service the development, and a central axis pedestrian pathway across Henry Parry Drive has been allowed for, should one be provided in future.

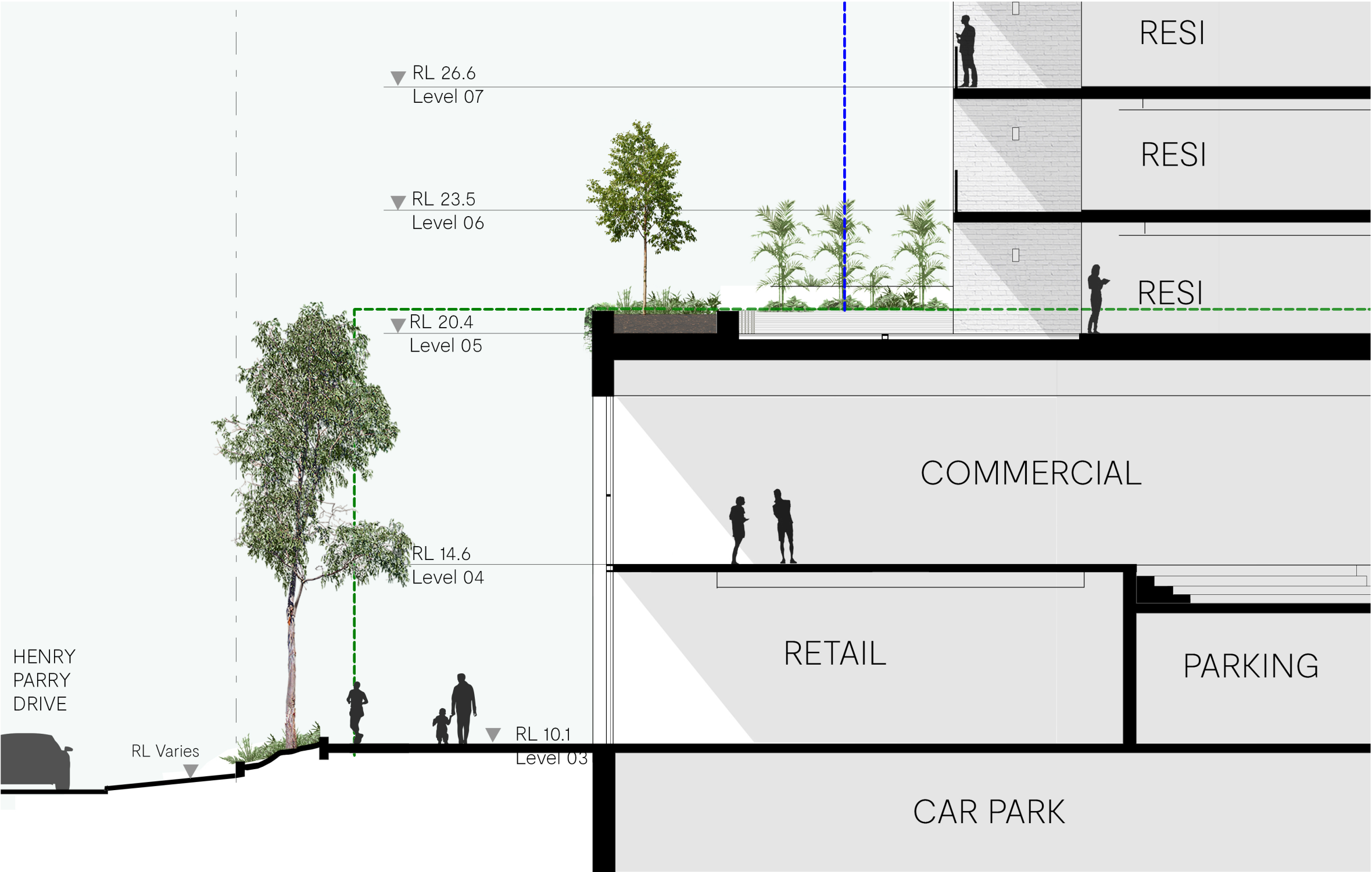
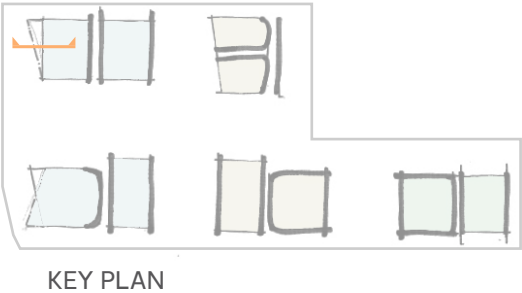


- COMMERCIAL & RETAIL
- SOHOS
- TOWN HOUSES



Street Activation/

Illustrative Section/Henry Parry Drive/



Street Activation/

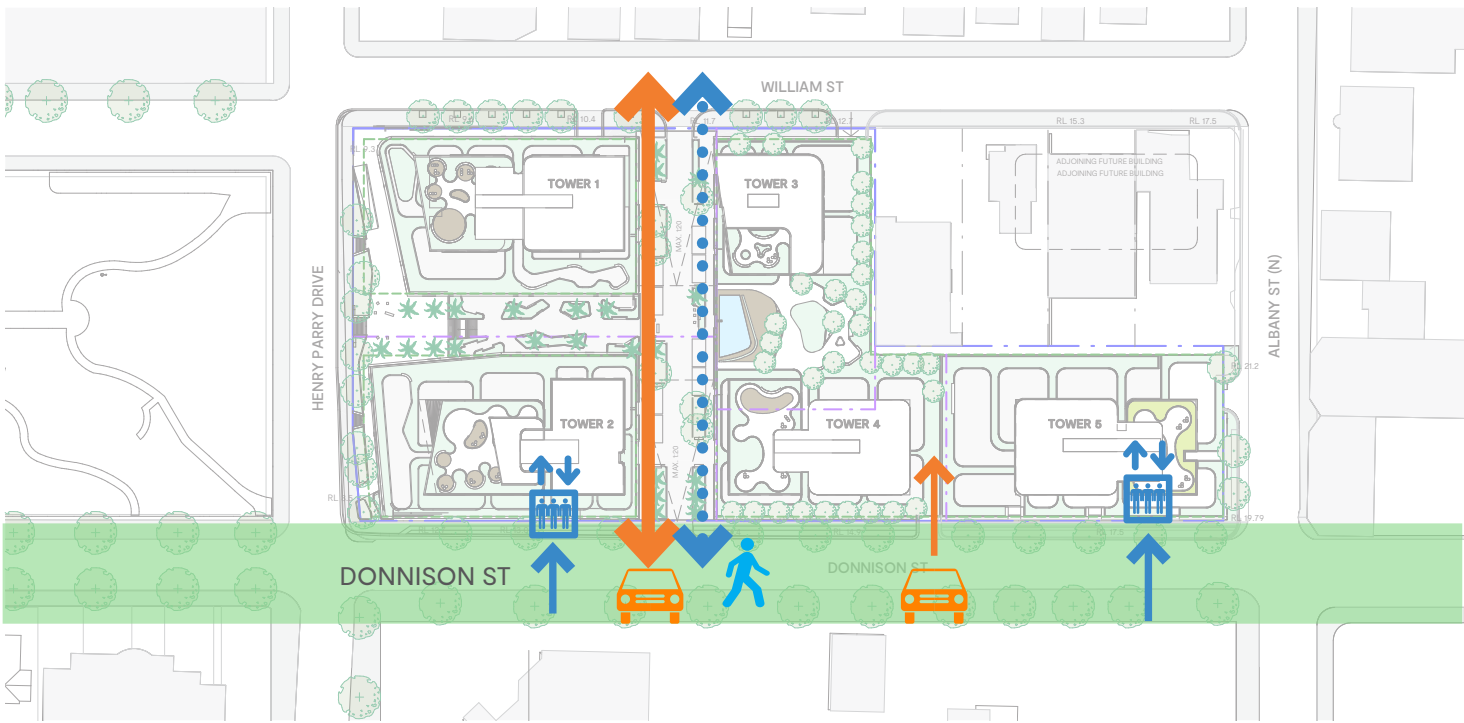
Donnison St:

Donnison St is a long street running east-west along the southern edge of the site.

A series of interventions and changes are used to breaking down the scale of the streetfront. Starting at Henry Parry Drive, the frontage consists of active Commercial space. Running past the Tower 2 lobby, the Commercial uses wrap around the corner and activate the shared street.

The shared street represents a significant cut through the site, and provides excellent opportunities for street-level activity, including drop-off and “hero” parking opportunities. From there, a series of SOHO (Small Office-Home Office) terraces continue along under Tower 4. Dividing tower 4 & 5 podiums is a vehicle entry point.

Reflecting the increasingly finer grain moving away from the main road, Tower 5 podium consists of a series of podium Townhouses, surrounding the Tower 5 lobby and stepping up to reach Albany St.

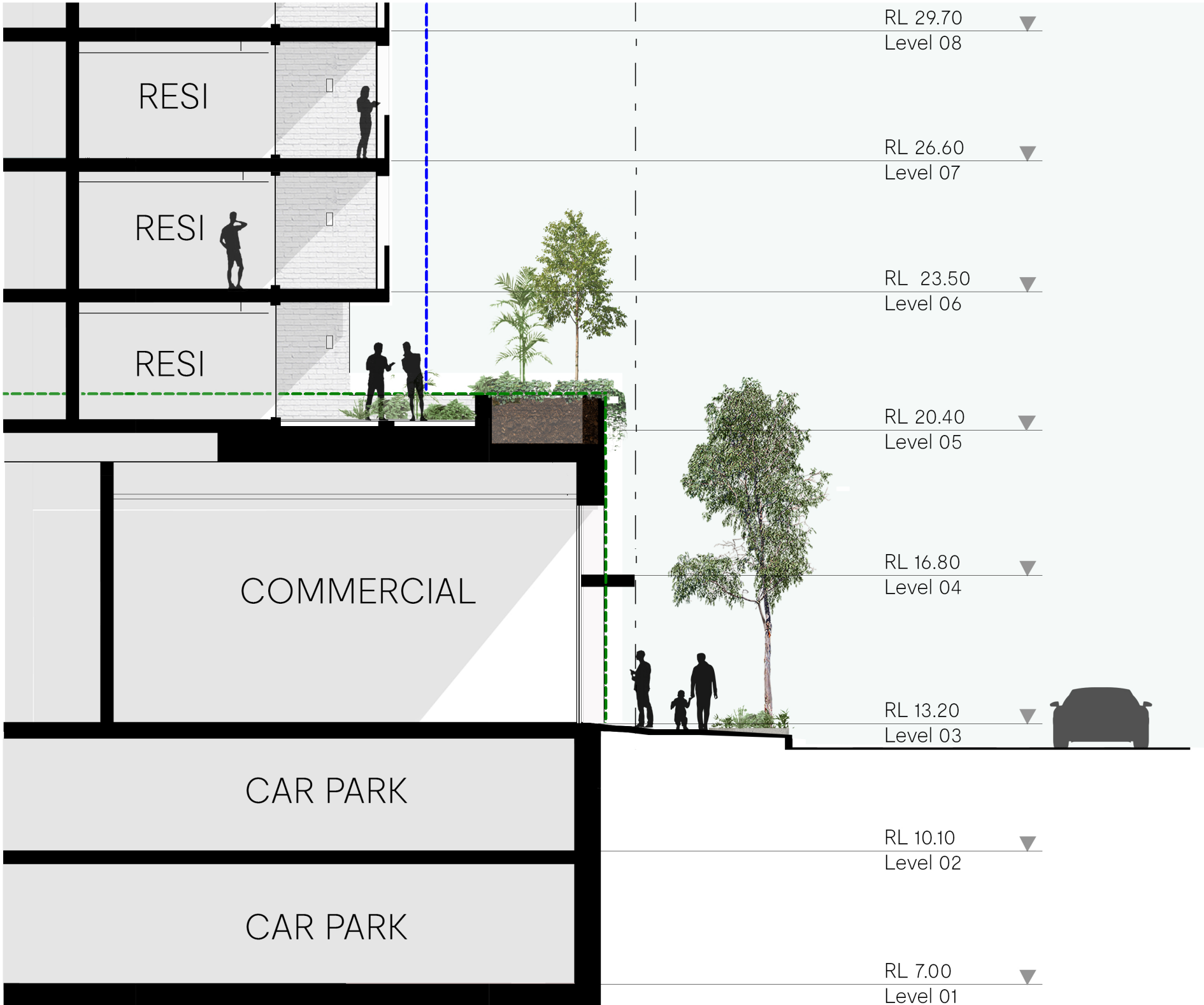
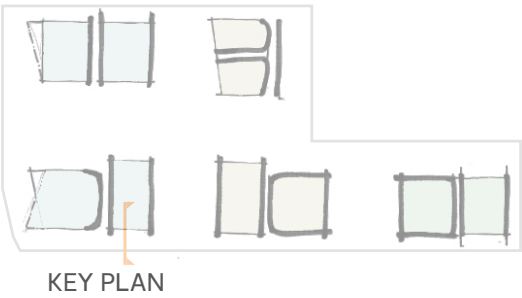


- COMMERCIAL & RETAIL
- SOHOS
- TOWN HOUSES



Street Activation/

Illustrative Section/Donnison St/



Street Activation/

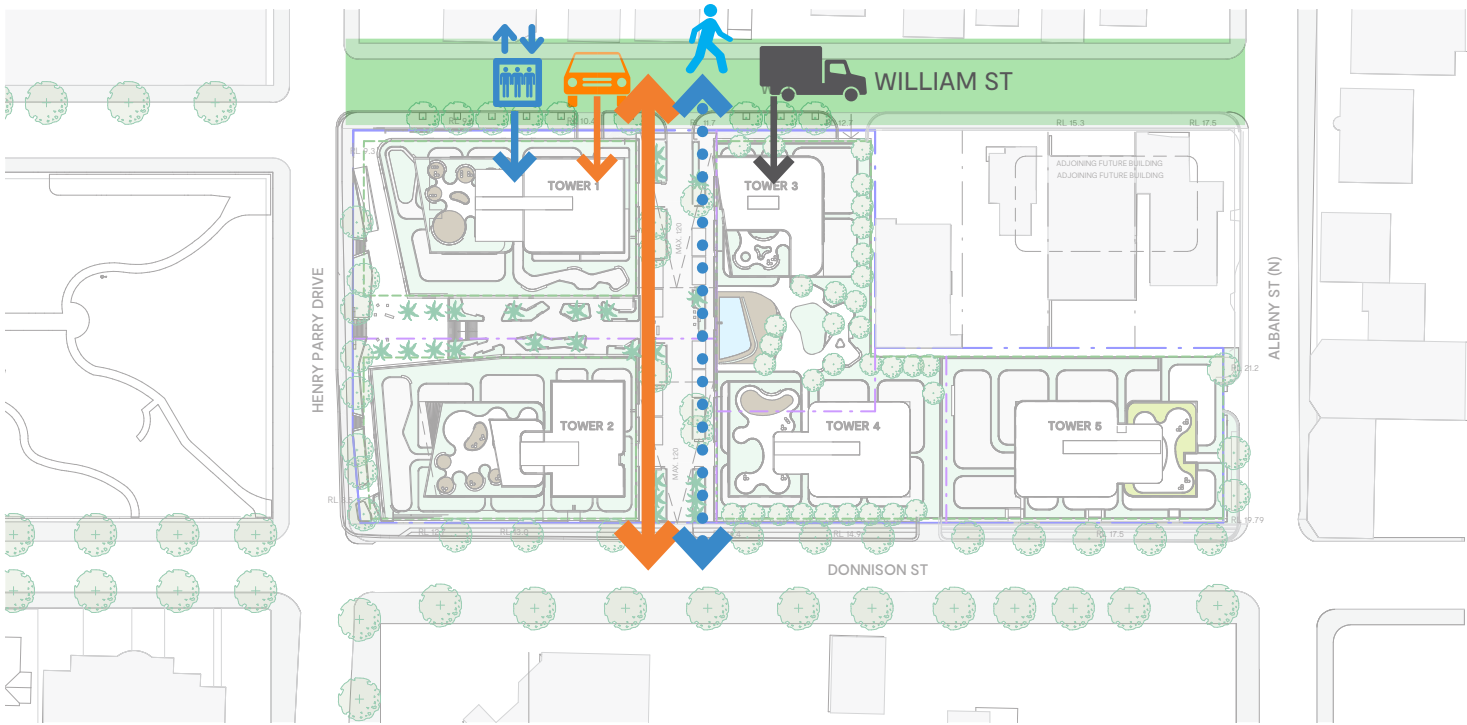
William St:

William street is kept active along the majority of its frontage.

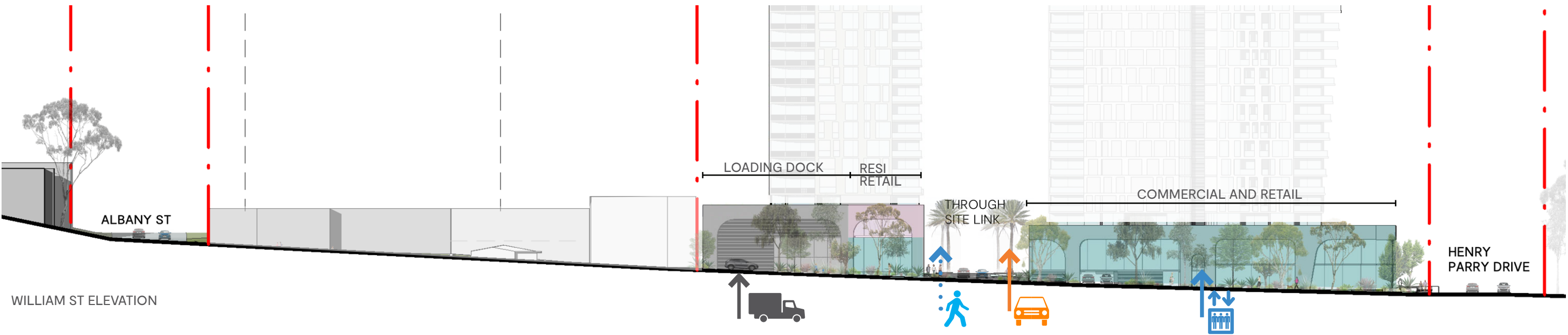
From the corner Retail activity, William street frontages progress past the Tower 2 lower lobby, through to the shared street, with its Commercial activity and SOHO tenancies.

A retail space is located on the corner of Tower 3 podium and the shared street, activating this key sunlit corner, and is well suited for a café or other smaller use.

Following this, site's key loading and servicing area is placed fronting William St, utilising the existing vehicle entry and exit point, and located well separated from other vehicle entries, and away from the primary pedestrian activity of the site.



- COMMERCIAL & RETAIL
- SOHOS
- TOWN HOUSES



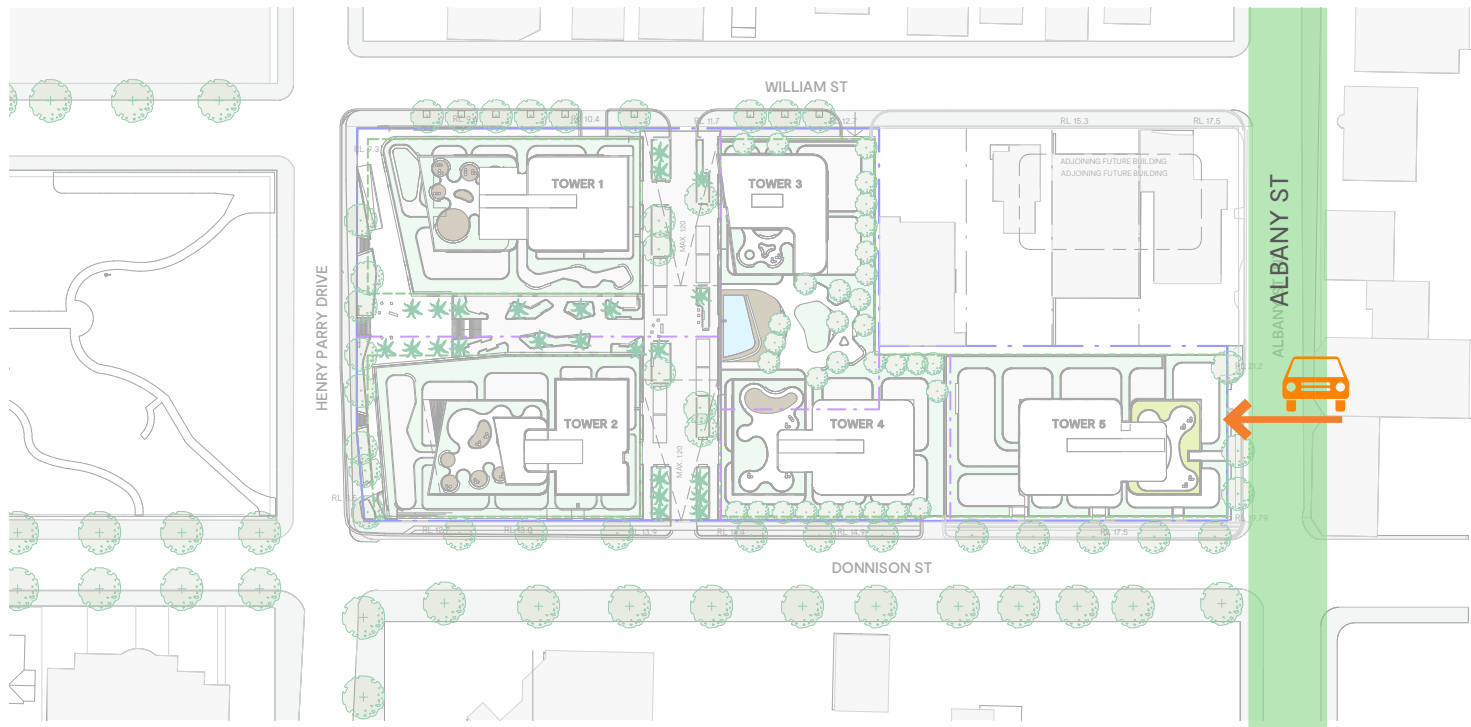
Street Activation/

Albany St:

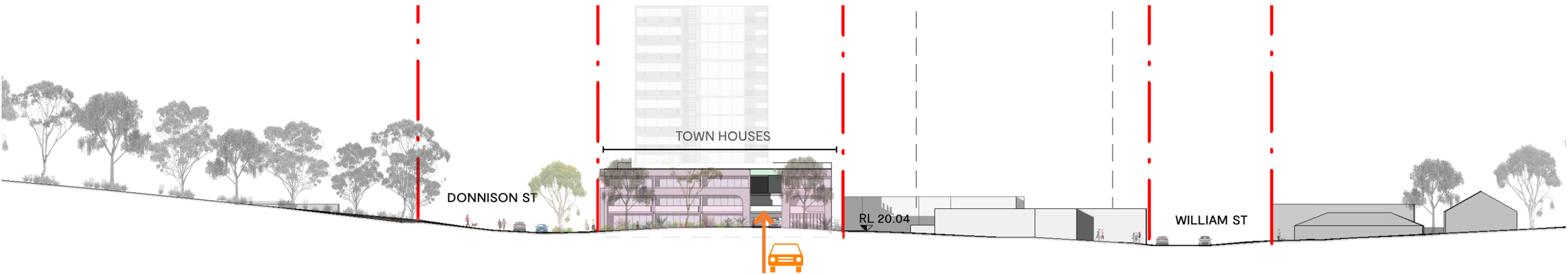
The site’s smallest frontage, the Albany st podium has been designed to respond to the existing neighbouring Commercial tenancies fronting the street. It provides a 3 storey human scale that reflects the existing built form density.

Multi-storey townhouses provide an active edge to most of the Albany st frontage, and provide variety of accommodation.

A vehicle entry/exit point is inserted in a similar location to the existing ramp. This point provides a more convenient option for residents of Tower 5, and helps balance traffic flow between Donnison and William Streets.



- COMMERCIAL & RETAIL
- SOHOS
- TOWN HOUSES



Street Activation/

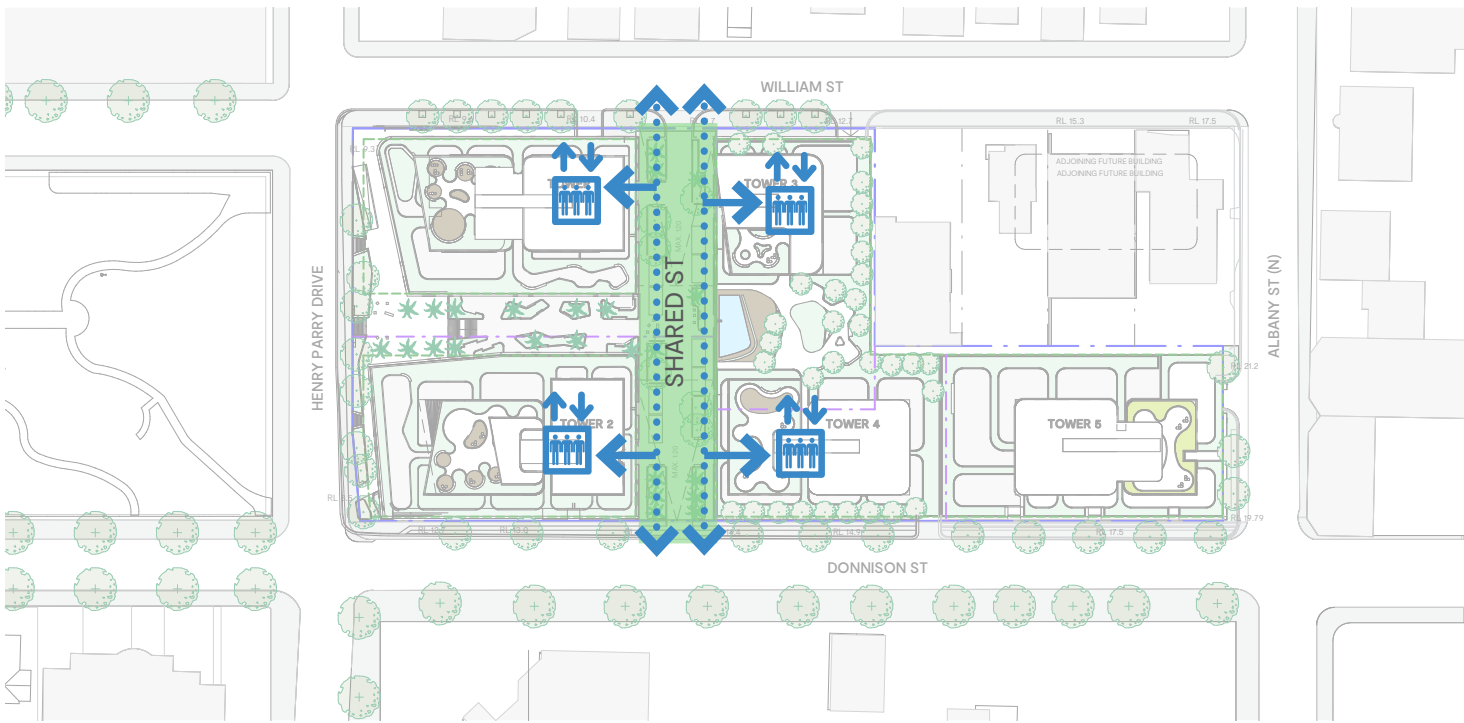
Shared St:

A key move of the overall masterplan, the new 18m wide public “shared street” subdivides the large block in North–South direction. It breaks down the mass of the podium, and substantially increases opportunities for active frontages, and casual interactions between residents and the public.

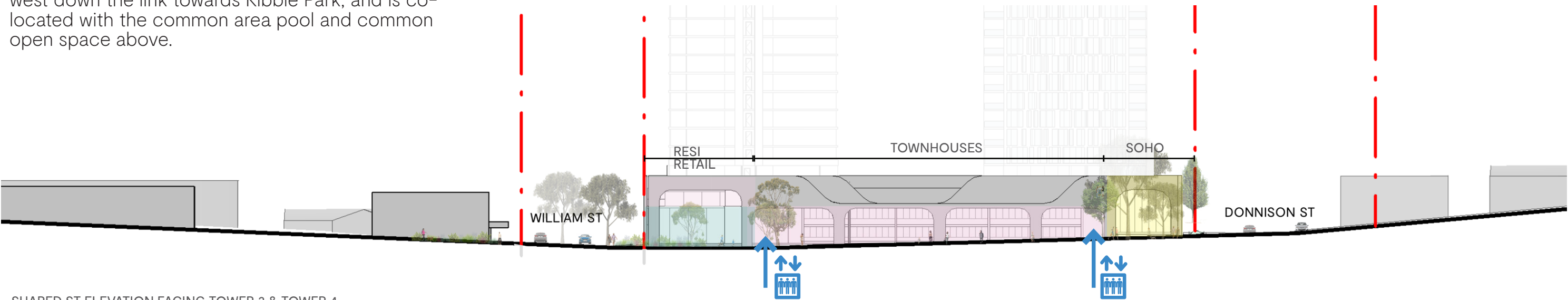
Well overlooked by the residential above, it creates a safe and positive space looking back along the pedestrian link towards Kibble Park. Sight lines are clear from one end to the other, and Tower 1 & 2 are provided with additional frontage to their Commercial and retail spaces.

Lobbies from Towers 1–4 can all front onto this space, as do a series of SOHO units along the rear podiums, all with courtyards facing the street. This all provides a rich series of opportunities that are likely to keep the space well used, and will reinforce viability of each use.

At the intersection of the shared street with the pedestrian link, a common area/gym provides a focal point for the residents at Level 5 (2 stories above the shared street), with a commanding view west down the link towards Kibble Park, and is co-located with the common area pool and common open space above.



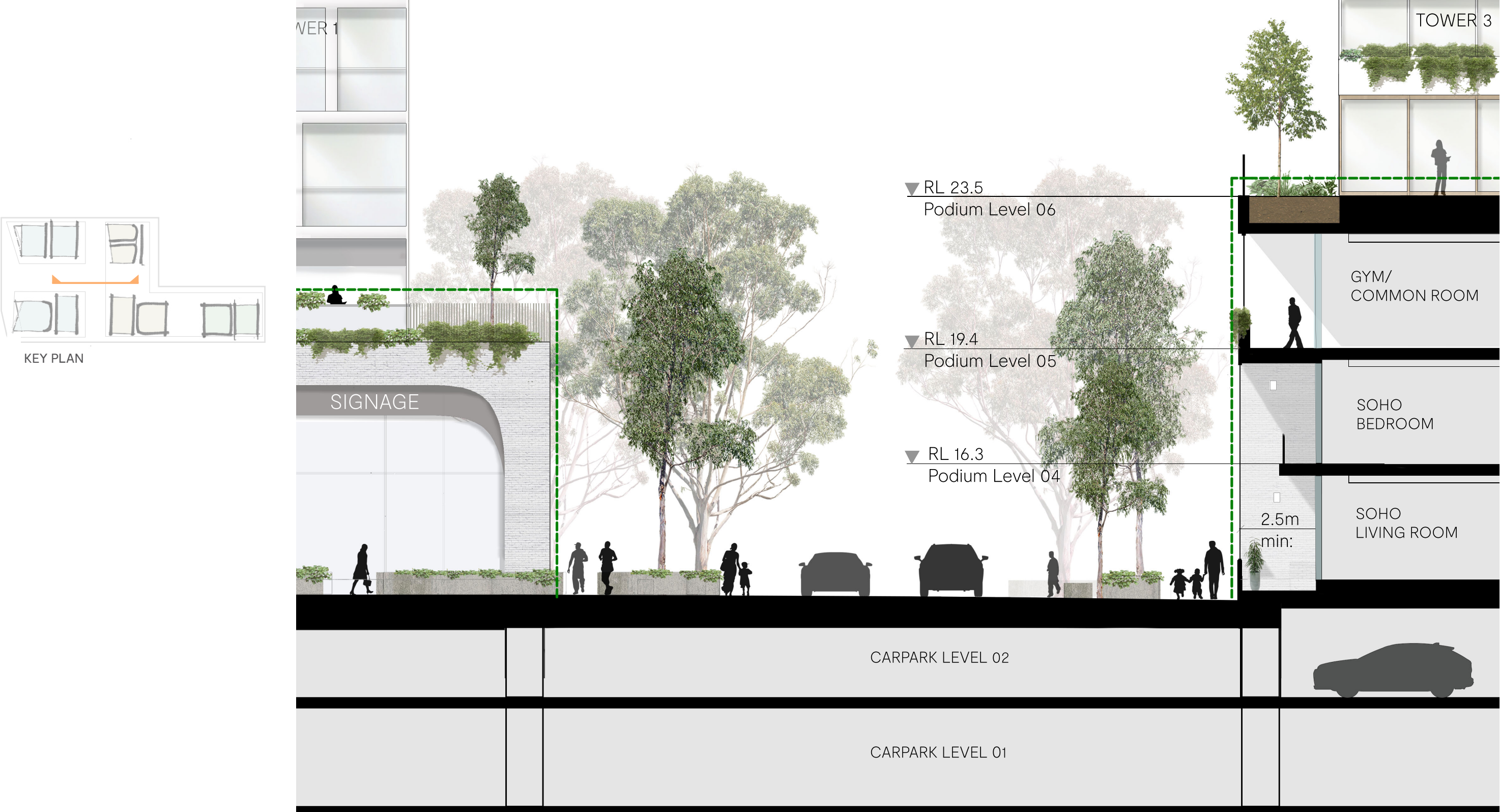
- COMMERCIAL & RETAIL
- SOHOS
- TOWN HOUSES



SHARED ST ELEVATION FACING TOWER 3 & TOWER 4

Street Activation/

Illustrative Section/Shared Street/



Design Language/

Drawing on inspiration from the layered nature of the local landscapes, the proposal envisions a series of paired towers, each with a slightly different architectural language responding to their unique position and outlook.



The Open Sky/

- fluid
- open
- light
- translucent



Layered Landscape/

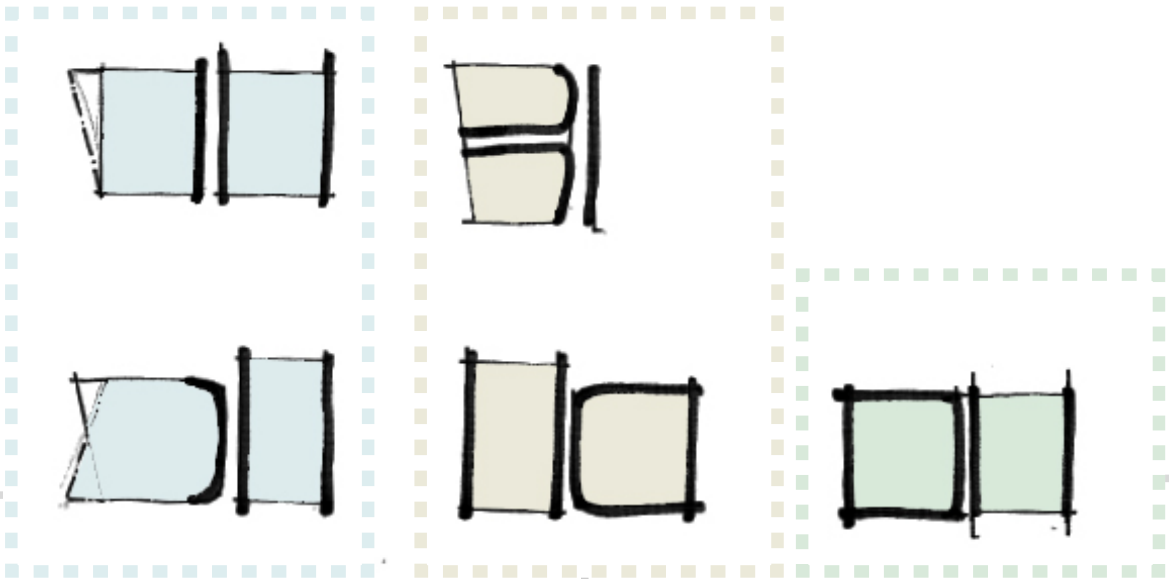
- natural
- textural
- filtered
- grounded



Earthed and Shaded/

- urban
- vertical
- community
- connected

Design Language/



The Open Sky/

- Open and relaxed northern aspect.
- Clean/clear platforms w/ high levels of solar access and premium view corridors.
- Light colour palette.

Layered Landscape/

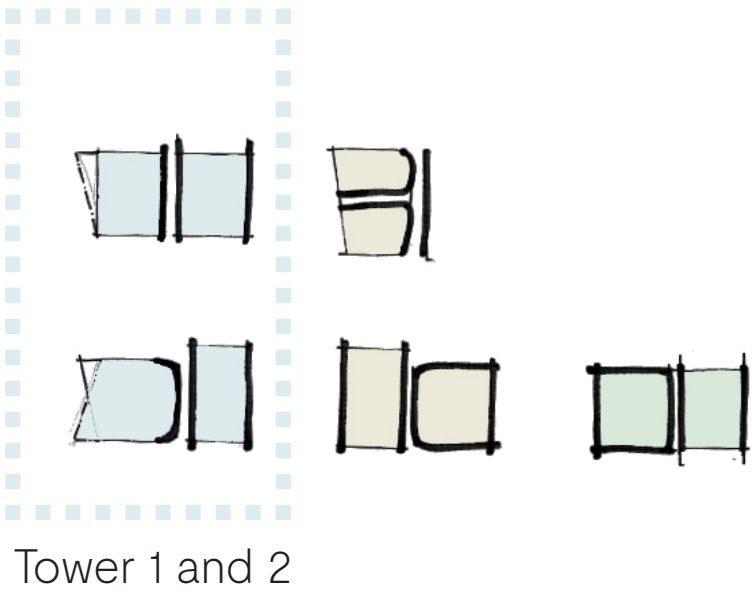
- Mid-block, mid-canopy expression.
- Outlook across & between towers
- Screening/filtering of view/privacy/solar.

Earthed and Shaded/

- Intensified colour palette referencing
- Rumbalara Ridge landscape.
- More enclosed / wintergarden for southerly aspect.
- Views to South and South-West

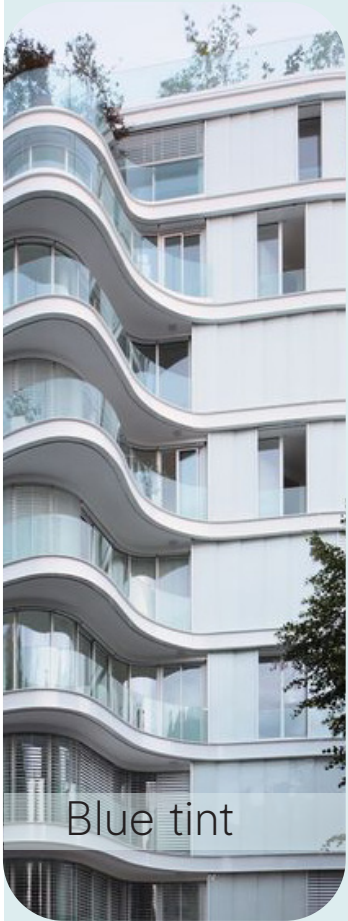
Design Language/

The Open Sky/



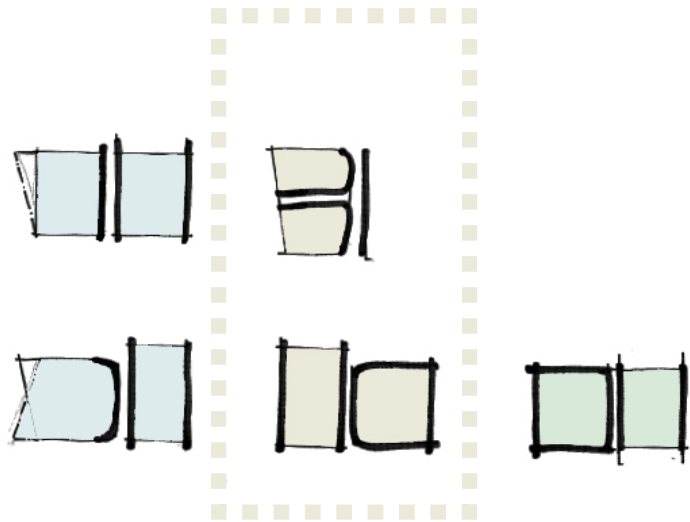
Restoration

Relaxation



Design Language/

Layered Landscape/



Tower 3 and 4



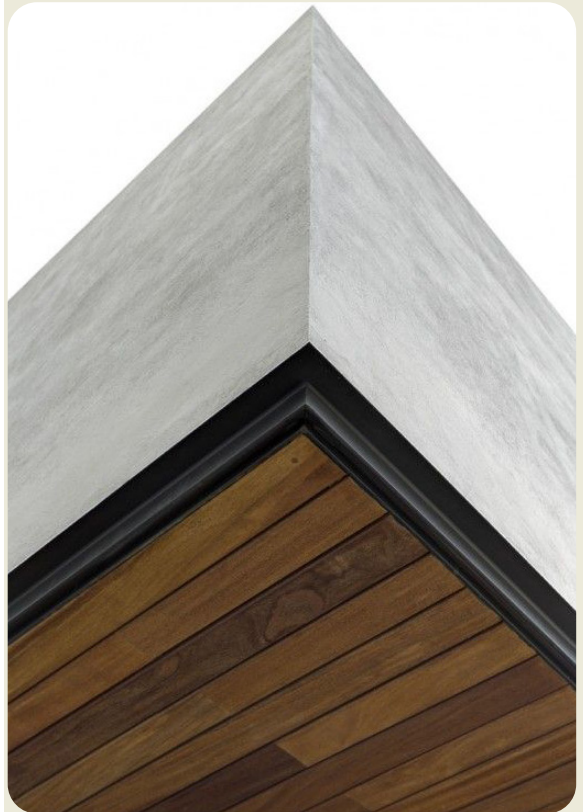
Off corm concrete



Warm timber



Bronze Glazing



Curiosity

Adventure



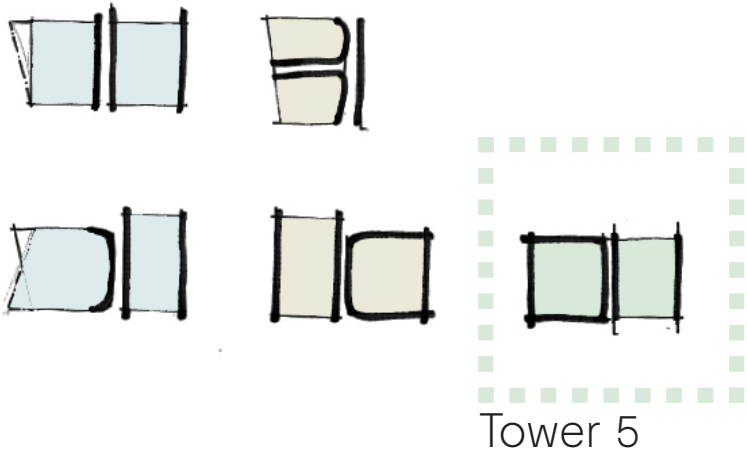
Glass and metal



White brick

Design Language/

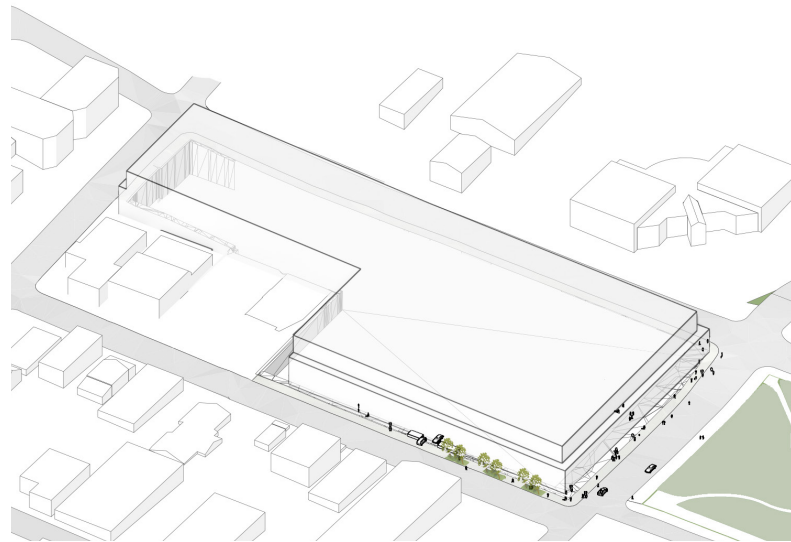
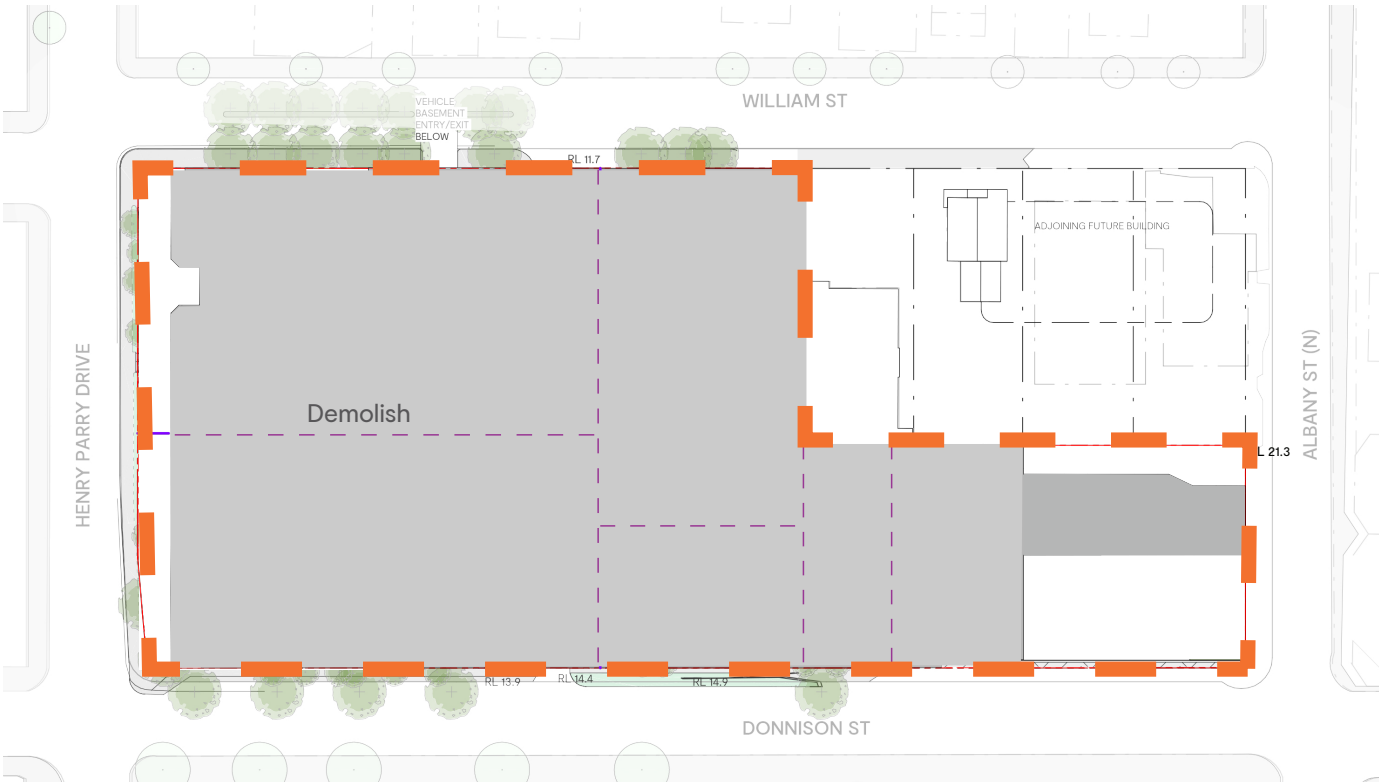
Earthed and Shaded/



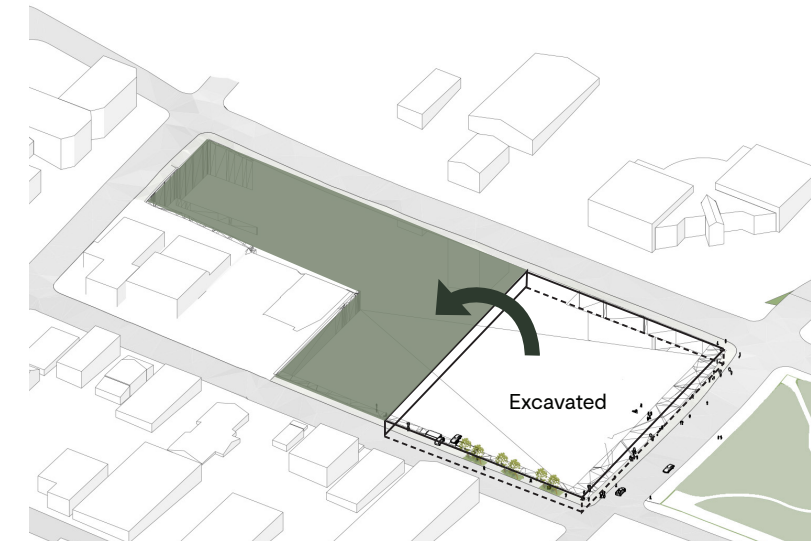
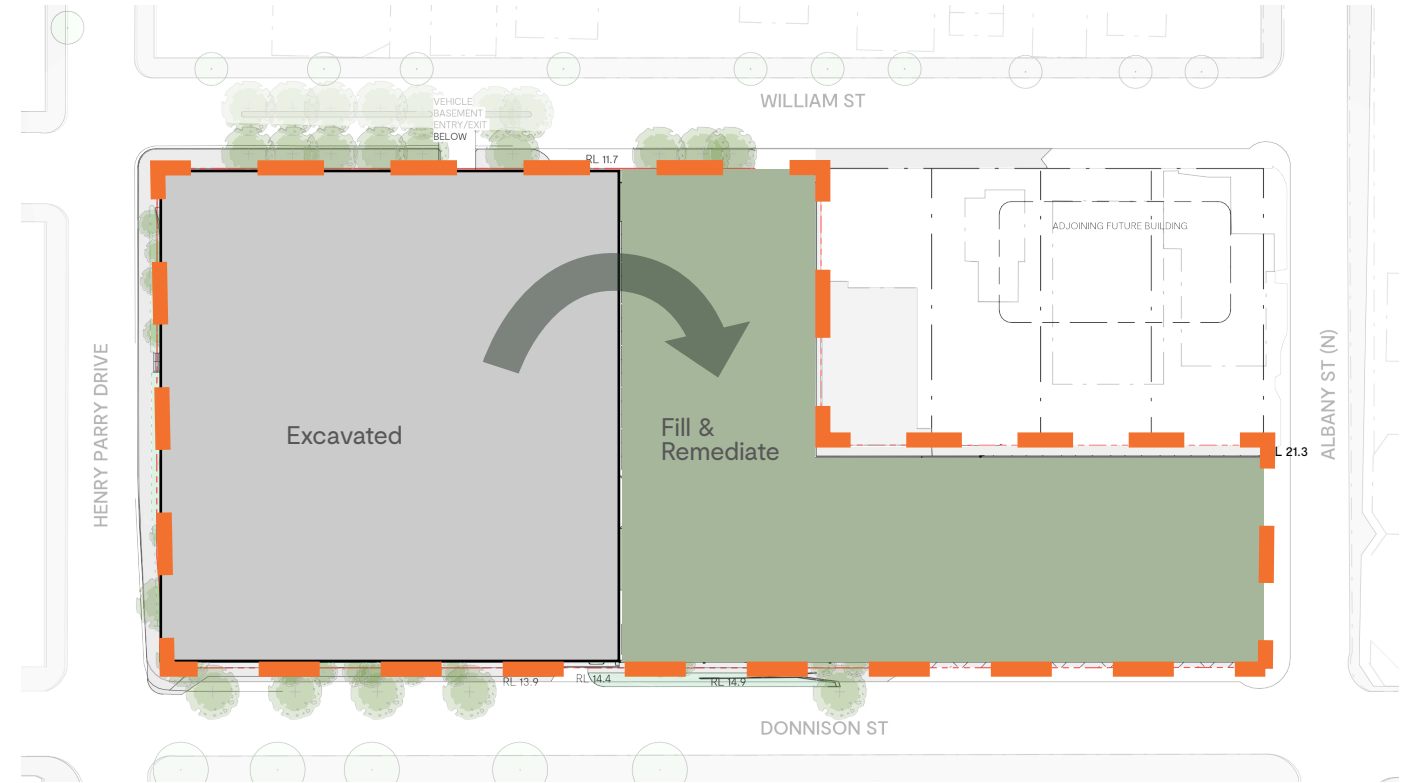


Staging/

S1 Demolition/ Demolish all existing structures on site as required. Decommission and remove existing substation. Redirect or extinguish easements.

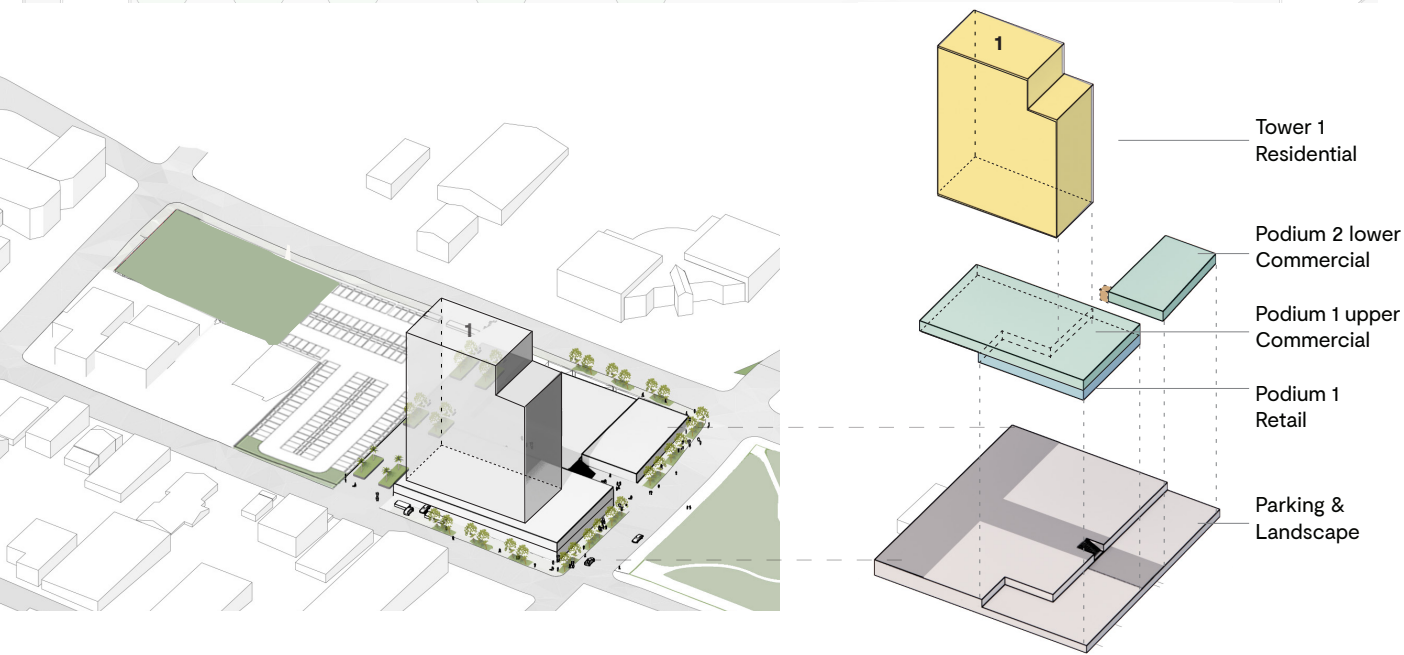
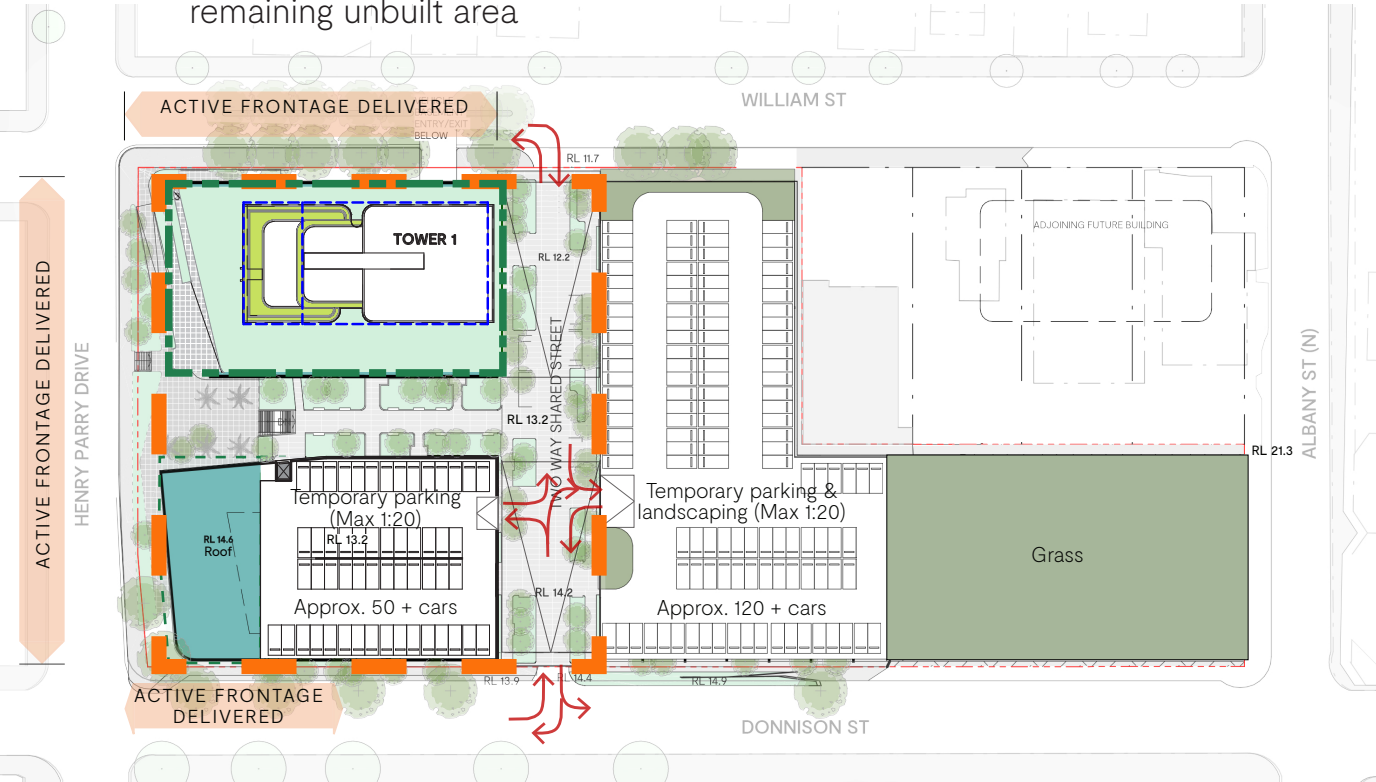


S2 Excavation/ Excavate for Stage 1 basements as required. Retain excavated volume on-site where feasible, and relocate to rear of site. Fill and remediate rear of site as required.

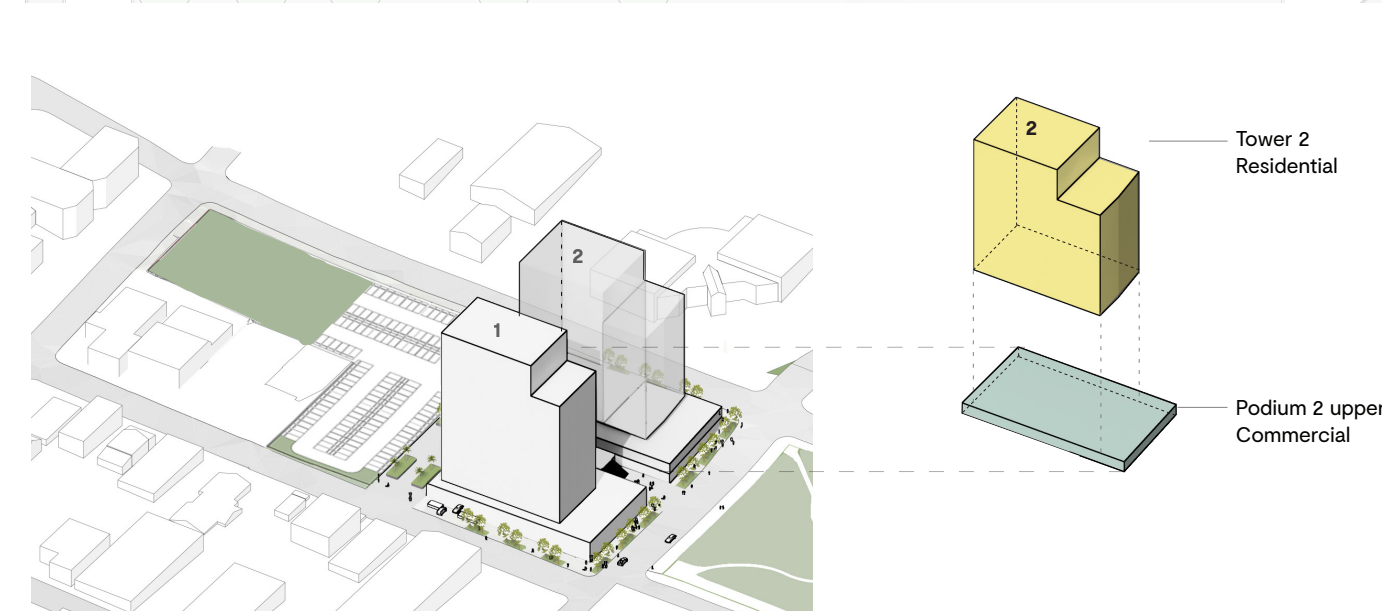
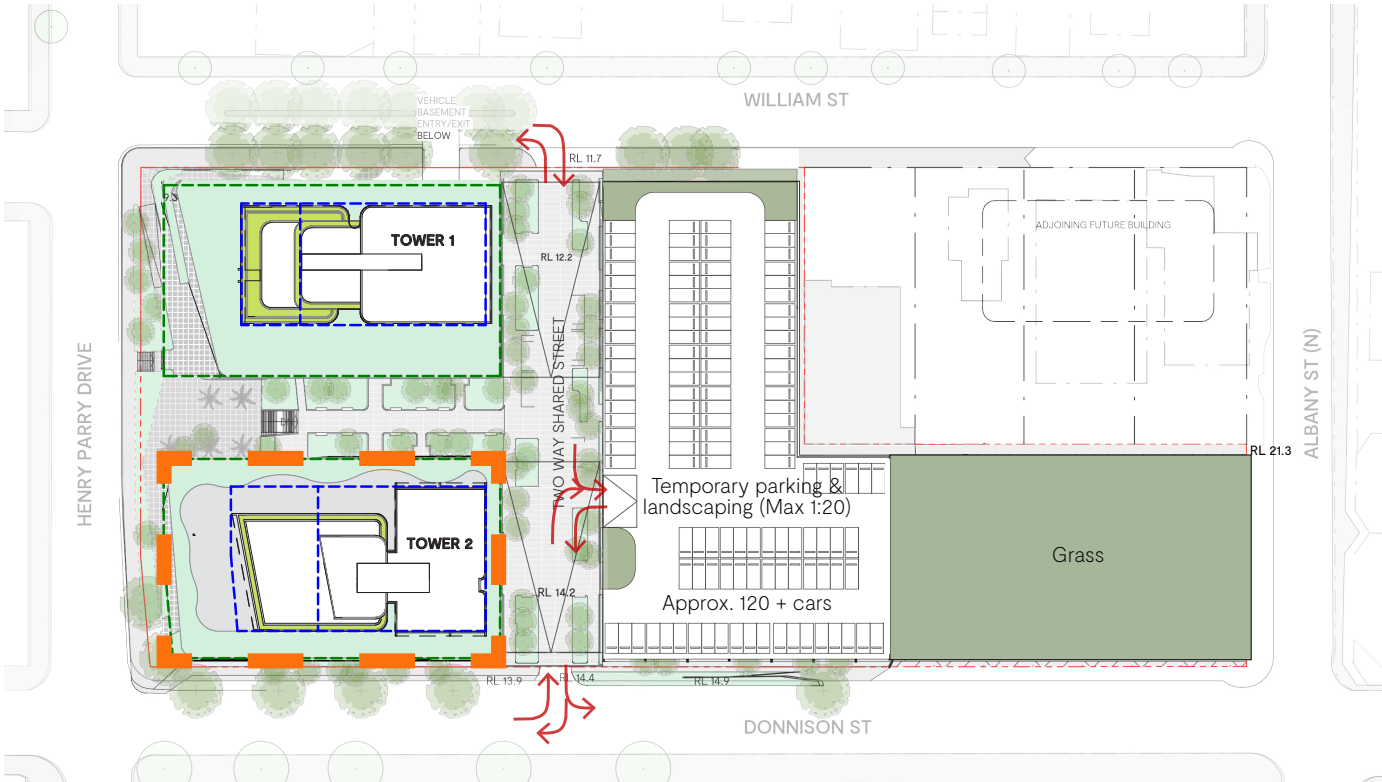


Staging/

Stage 2/ Main work: Construct Basement parking under towers 1 & 2 shared way, including lower retail and commercial spaces fronting Henry Parry Drive. Construct podium under building 1. Construct tower 1 residential. Deliver public domain along Henry Parry drive & lower portions of William St & Donnison St. Temporary works: Construct temporary on-grade parking for approx: 200 cars across sites 3,4&5 w/entry and exit from shared way. Grass to be provided to remaining unbuilt area

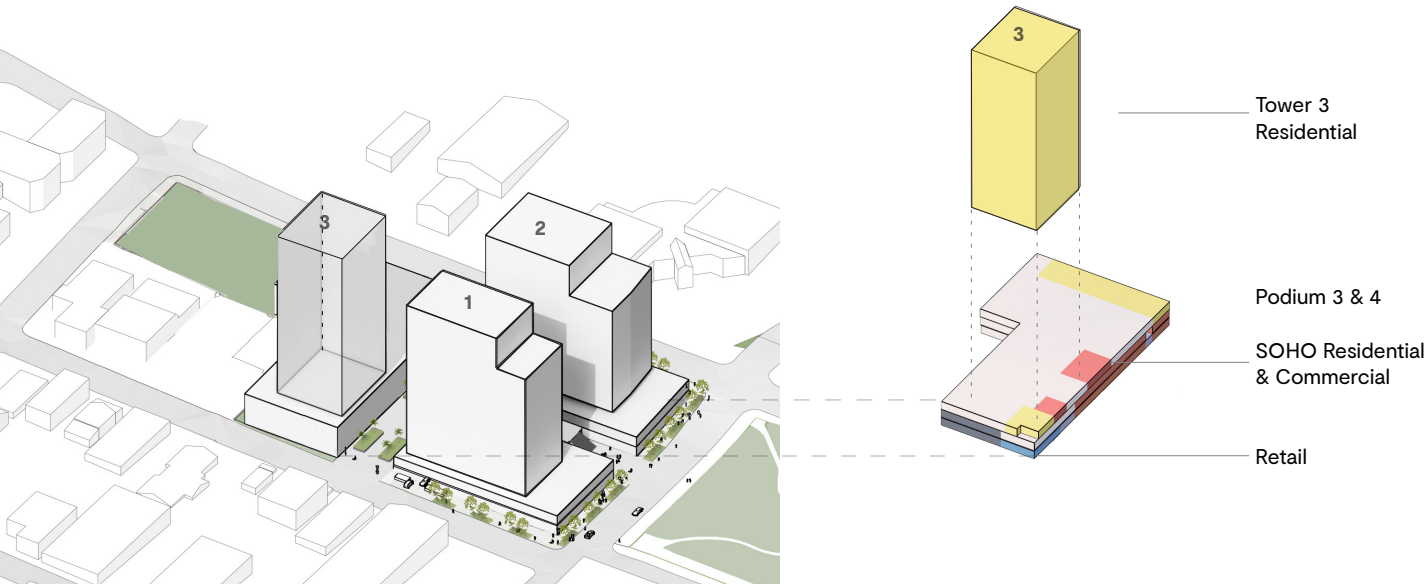
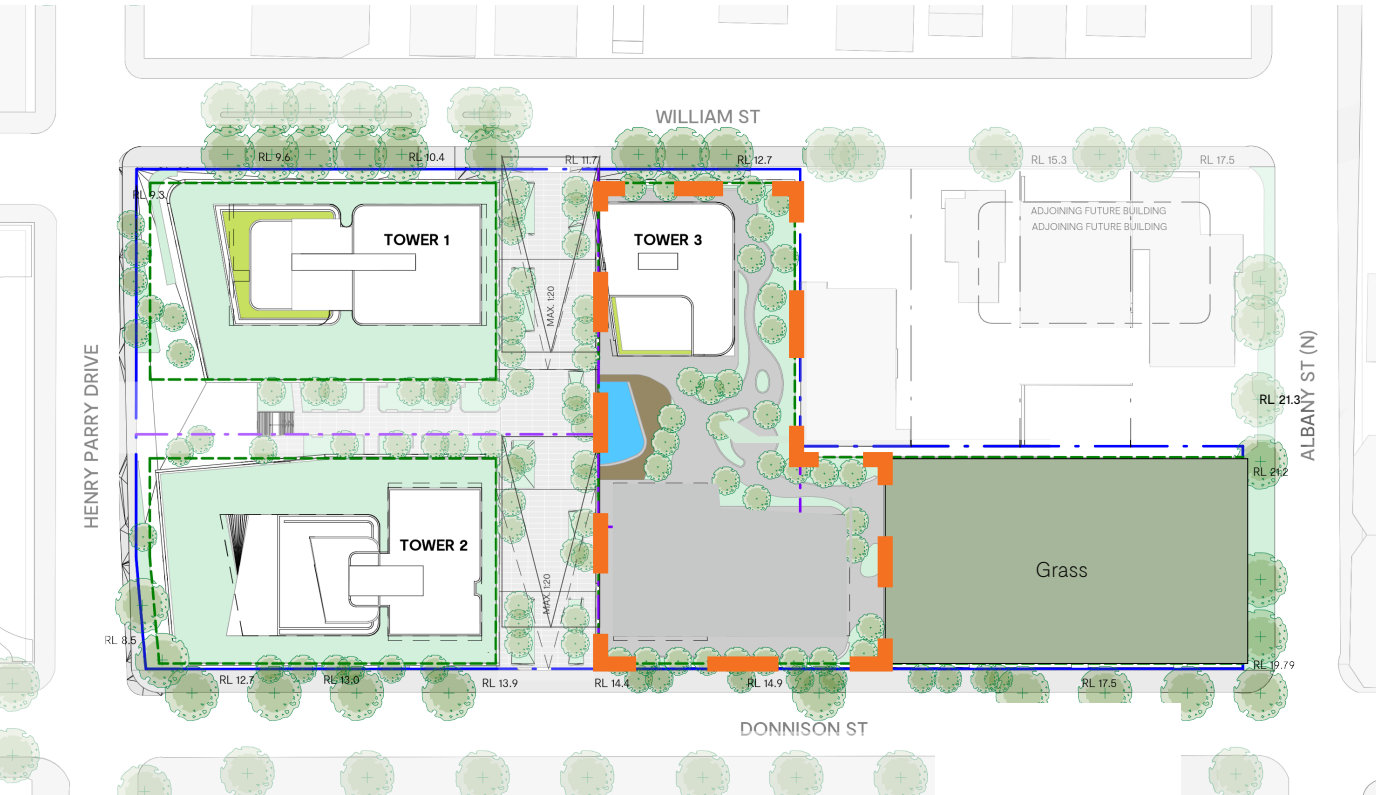


Stage 3/ Remove temp parking under tower 2. Main Works: Construct Podium 2, incl. upper Commercial space & resi lobbies. Construct Tower 2 residential.

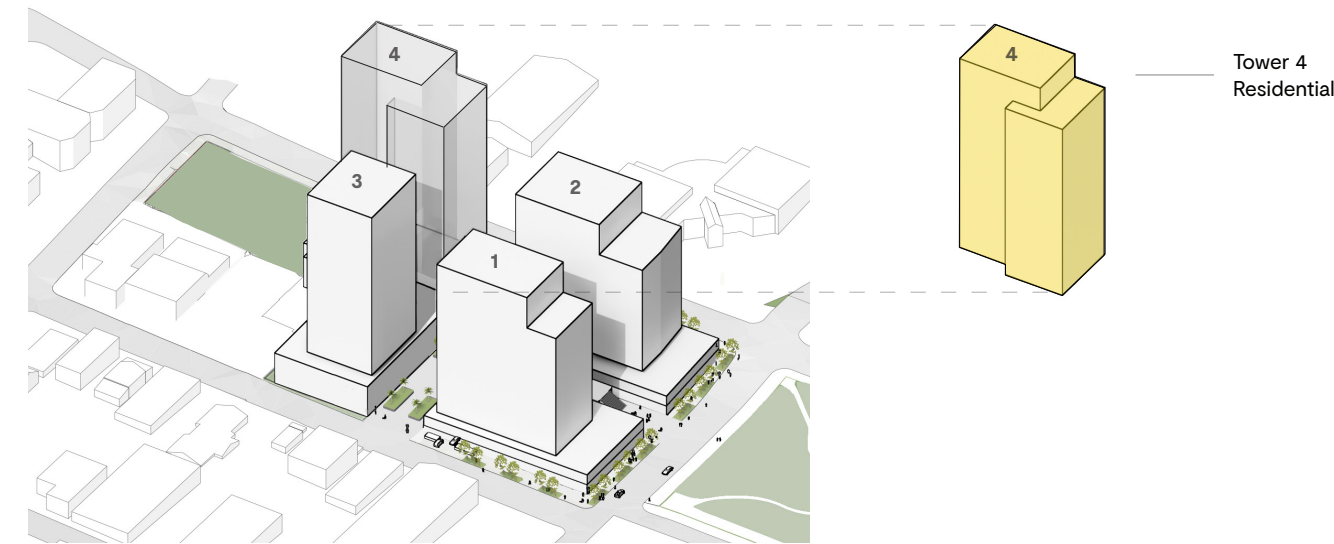
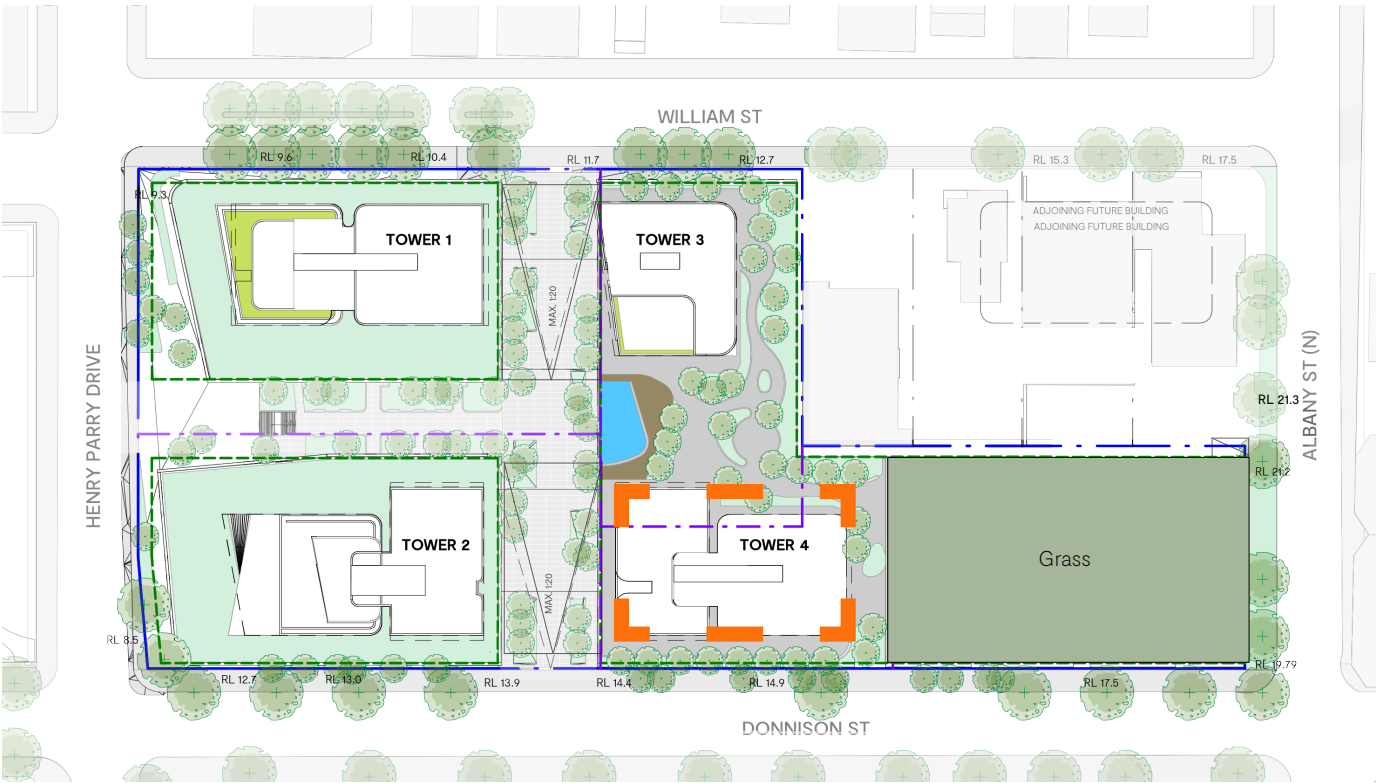


Staging/

Stage 4/ Remove remaining temp. parking.
Main Works: Construct Basement & podiums under towers 3&4, including loading dock, SOHO's, common area and lobbies. Construct tower 3 residential. Deliver public domain along mid portions of William St & Donnison St.



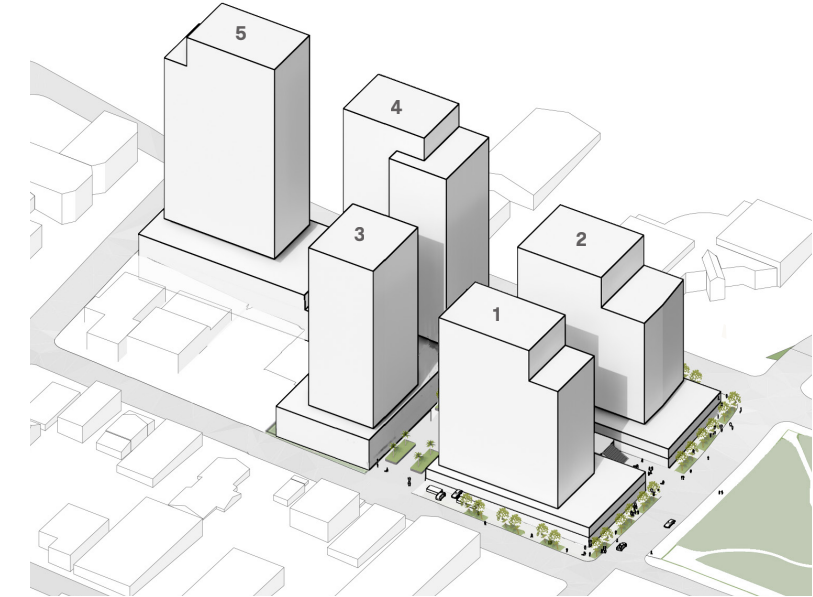
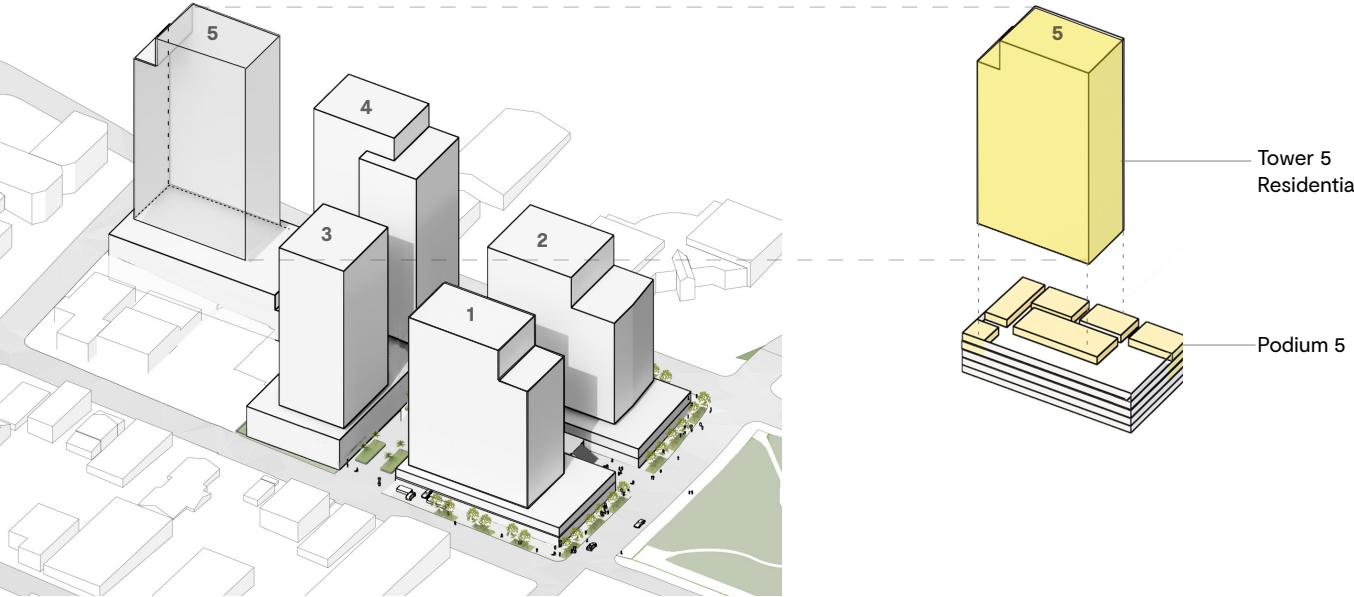
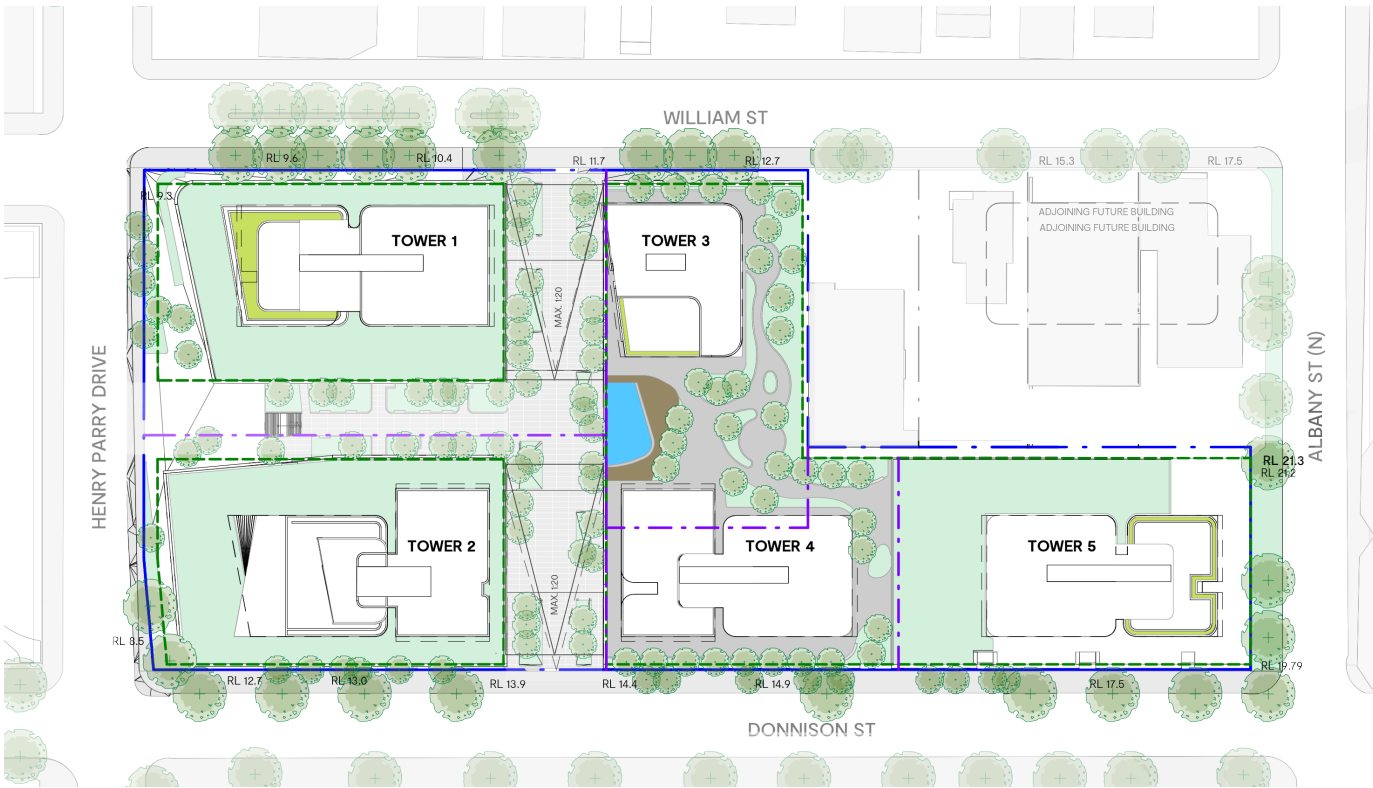
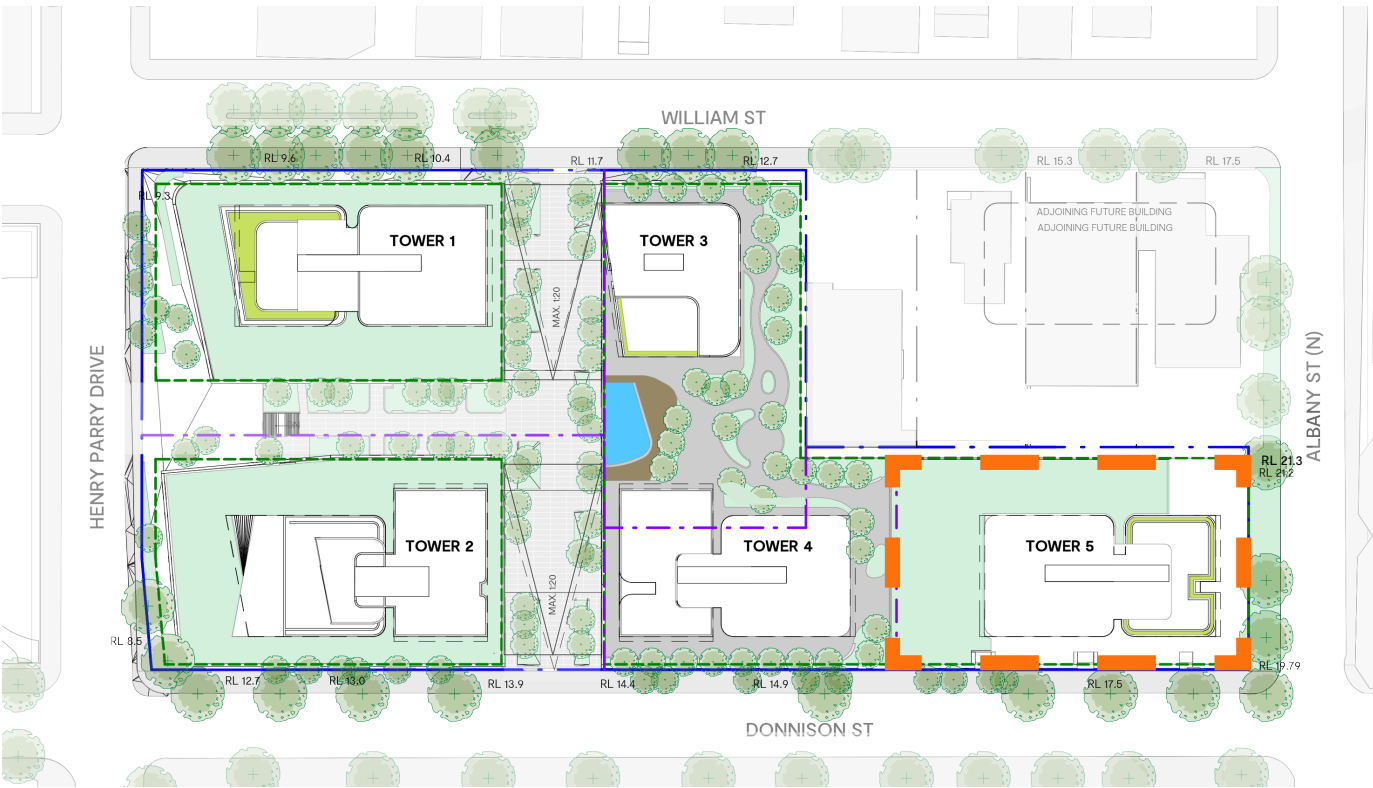
Stage 5/ Main Works: Construct tower 4 residential.



Staging/

Stage 6/ Main Works: Construct Tower 5 residential, incl. basement, podium & tower.
Deliver remaining public domain works.

Complete/





Schedule/

AREA SUMMARY			
Site area		14194 m ²	
FSR (current proposal)		5.13	:1
	NSA	GFA	NSA/GFA Eff
Residential	56,803 m ²	67,360 m ²	84%
Non-resi	5,079 m ²	5,422 m ²	94%
TOTAL	61,882 m²	72,782 m²	

NOTE:

Figures are subject to future DA design development

**UNIT SIZES	1bed	50-65m2
	2bed	75-90m2
	3bed	95-120m2

BUILDINGS	MASTERPLAN	REFERENCE DESIGN								UNIT MIX**			
	Total Envelopes	Retail		Commercial		Residential		TOTAL		1bed	2bed	3bed	TOTAL
	(approx)	GFA	NSA	GFA	NSA	GFA	NSA	GFA	NSA				
Building 1	26,600 m ²	708 m ²	672 m ²	1,894 m ²	1,736 m ²	12,606 m ²	10,247 m ²	15,208 m ²	12,655 m ²	28	76	28	132
Building 2	26,100 m ²	m ²	m ²	2,642 m ²	2,493 m ²	11,449 m ²	9,687 m ²	14,091 m ²	12,180 m ²	34	70	21	125
Building 3	20,700 m ²	178 m ²	178 m ²	m ²	m ²	9,960 m ²	8,692 m ²	10,138 m ²	8,870 m ²	20	63	20	103
Building 4	29,900 m ²	m ²	m ²	m ²	m ²	17,217 m ²	14,585 m ²	17,217 m ²	14,585 m ²	40	101	47	188
Building 5	29,500 m ²	m ²	m ²	m ²	m ²	16,128 m ²	13,592 m ²	16,128 m ²	13,592 m ²	58	89	32	179
TOTAL	132,800 m²	886 m²	850 m²	4,536 m²	4,229 m²	67,360 m²	56,803 m²	72,782 m²	61,882 m²	180	399	148	727
										25%	55%	20%	

CARSPACES	Resi	Resi Vis	Retail	Commercial	TOTAL
On title	829		22	60	911
Visitor		104			104
TOTAL					1015

plus parking on shared street & temporary public carspaces during construction

SITE COVERERAGE	
Site Cover (Towers & Podiums)	76%
Site Cover (Incl Basement)	93%

LANDSCAPE	Area	% site area
Deep soil (GF setbacks)	1,000 m ²	7%
Soft planting thru site link	290 m ²	2%
Soft planting level 6 podium	842 m ²	6%
Soft planting level 5 podium 1&2	915 m ²	6%
*Figures above exclude paved areas, paths & driveways		
TOTAL SOFT LANDSCAPING AREA	3,047 m²	21%

ENVELOPE		REFERENCE DESIGN	
COMMON AREA (Envelope measured at ground & podium levels, m2)		m2	
Podium 5 communal open space	1,350 m ²	976 m ²	
Podium 6 communal open space	1,000 m ²	1,790 m ²	
Rooftop communal open space	1,342 m ²	785 m ²	
Total External Common area	3,692 m ²	26% of site area	3,551 m ²
Sunlight to Common areas in midwinter	area in sun % total in sun	area in sun % total in sun	
9am	1,090 m ² 30%	1,742 m ²	49%
10am	1,420 m ² 38%	1,940 m ²	55%
11am	2,554 m ² 69%	2,040 m ²	57%
12pm	2,753 m ² 75%	2,162 m ²	61%
1pm	2,454 m ² 66%	2,158 m ²	61%
2pm	2,262 m ² 61%	1,952 m ²	55%
3pm	2,292 m ² 62%	1,580 m ²	44%
ie: at least 55% of the common open space receives a minimum of 4hrs of sun in midwinter.			